



18 BUTLER COURT, MARLOW
OFFERS IN EXCESS OF £375,000 FREEHOLD

am ANDREW
MILSON

**18 BUTLER COURT
BYRON CLOSE
MARLOW
BUCKS SL7 1UE**

OFFERS IN EXCESS OF £375,000

In a popular residential area approximately one mile east of Marlow High Street, a three bedroom mid terrace house offering good size accommodation with scope for improvement

**SOUTH FACING REAR GARDEN:
THREE BEDROOMS: BATHROOM:
KITCHEN: DINING ROOM: LIVING
ROOM: DOUBLE GLAZING:
GAS FIRED CENTRAL HEATING.
TIMBER OUTHOUSE:
NO ONWARD CHAIN.**

TO BE SOLD: this modern three bedroom centre terrace town house is situated amongst other similar aged homes in a convenient location for easy access to Marlow High Street and the M4 and M40 motorways. The property is fitted with double glazing and gas central heating and offers scope for modernisation and extension, subject to planning. Well placed both primary and secondary schools the property is highly recommended for an internal and is set opposite an open green just off the Wiltshire Road. Marlow has excellent sports and social facilities, a busy High Street with variety of shops and restaurants and a railway station with trains, via Maidenhead, to London Paddington which links to the Elizabeth Line. The M4 and M40 are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively. The accommodation comprises:

COVERED ENTRANCE with front door to **ENTRANCE HALL** wood floor, radiator, stairs to First Floor, wall thermostat, two storage cupboards.



FITTED KITCHEN range of white gloss wall and base units, contrasting working surfaces, one and a half stainless steel sinks, mixer tap, plumbing for washing machine & dishwasher, halogen hob, oven, cooker over, appliance space, opening to

DINING ROOM door to outside, radiator, arch to



LIVING ROOM radiator, window overlooking the front, television aerial point.

FIRST FLOOR



LANDING access to loft, double built in cupboard with slatted shelves, hanging rail and Worcester gas fired combination boiler.

BEDROOM ONE radiator, double glazed window overlooking the rear.



BEDROOM TWO radiator, double glazed window overlooking the front.

BEDROOM THREE radiator, double glazed window overlooking the front.



BATHROOM white suite of panel bath with shower attachment, wash basin with vanity cupboard, low level w.c., extractor fan and radiator.

OUTSIDE

THE FRONT GARDEN has a pathway leading to the front door with lawn areas to either side.



THE REAR GARDEN has a southerly aspect with a decked patio, further flagstone area with newly built timber garden store, artificial grass lawn with panel fencing and gated rear access.

M42210424 EPC BAND: D

COUNCIL TAX BAND: D

VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or **01628 890707**.

DIRECTIONS: Please use the postcode **SL7 1UE**. 18 Butler Court is adjacent to the Wiltshire Road where the closest street parking can be found before the width restriction. Alternatively access can be gained to Butlers Court and its car parks via Gunthorpe and then Shelley Road.

MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

Attfield James Financial Management can guide you through the Mortgage maze. Part of the Fairstone Group with access to the whole mortgage market including later life mortgages and equity release. They also advise on insurances, pensions and investments. 01628 623 600.

allan@attfieldjamesfm.co.uk www.attfieldjamesfinancialmanagement.co.uk

Your home is at risk if you do not maintain mortgage payments or a loan secured on it.

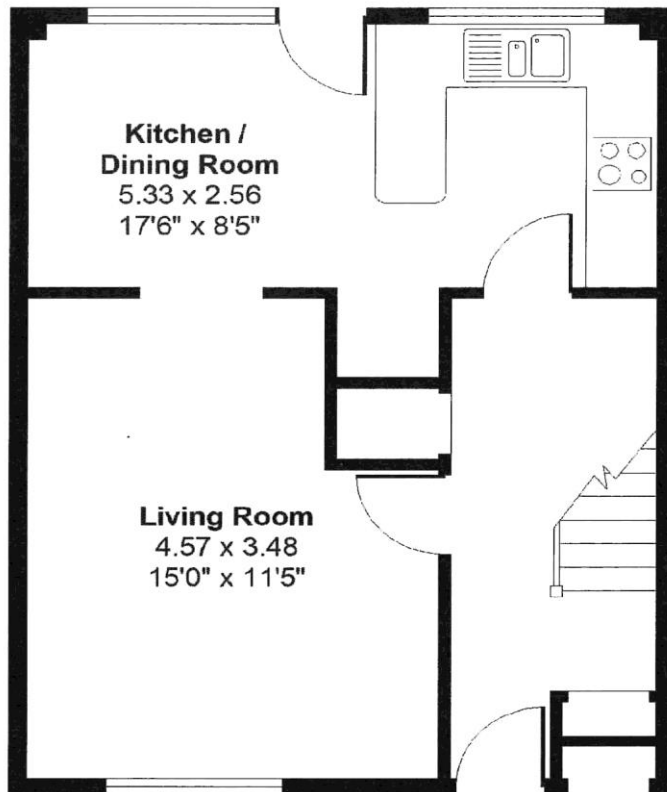
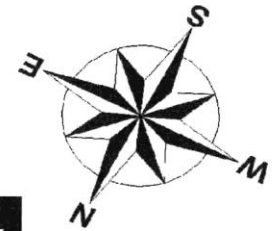
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

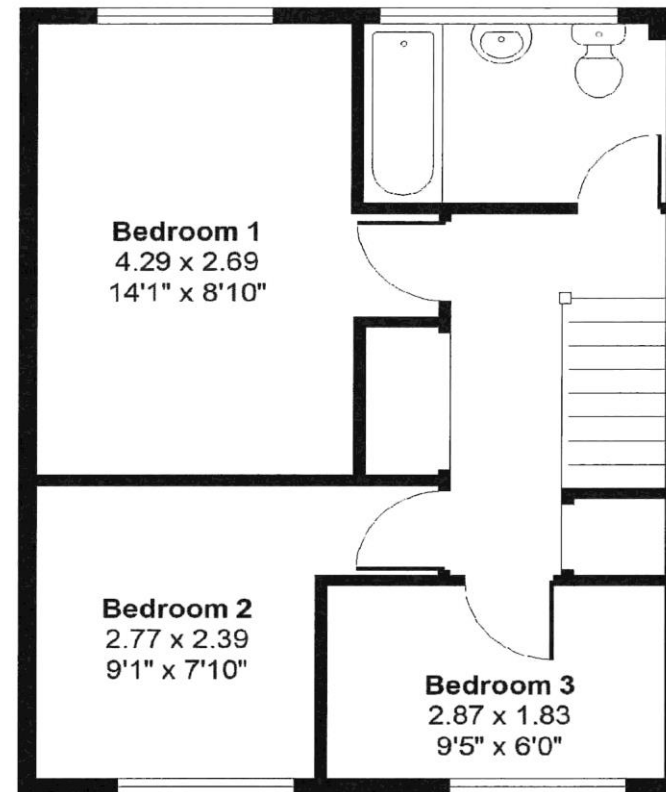
**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

NOT TO SCALE

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Ground Floor



First Floor

Approximate Floor Area
76.50 sq m - 824 sq ft
(Gross Internal)