



1 CAMBRIDGE ROAD, MARLOW
PRICE: £525,000 FREEHOLD

am ANDREW
MILSON

**1 CAMBRIDGE ROAD
MARLOW
BUCKS SL7 2NR**

PRICE: £525,000 FREEHOLD

A charming two bedroom Victorian end of terrace home ideally located within a short stroll of Marlow High Street and with views to the front over Riley Park.

**LOW MAINTENANCE REAR GARDEN:
TWO BEDROOMS:**

FIRST FLOOR BATHROOM:

**SITTING ROOM: DINING ROOM: KITCHEN:
DRIVEWAY PARKING FOR ONE CAR.
MANY ORIGINAL FEATURES INCLUDING
SASH WINDOWS, ORNATE FIREPLACES,
STRIPPED WOODEN FLOORING AND
PANELLED INTERNAL DOORS.**

TO BE SOLD: an attractive two bedroom cottage situated in the heart of the town boasting many attractive features with views to the front over parkland and driveway parking. 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:

ENTRANCE PORCH with tiled floor and door to



SITTING ROOM a front aspect room with sash window, feature fireplace with marble surround and inset electric fire, wooden flooring, television aerial point, radiator and part glazed door to



DINING ROOM a rear aspect room with double glazed window, wooden flooring, stairs to First Floor Landing and radiator, part glazed door to



KITCHEN fitted with a range of cottage style floor and wall units, wooden work surfaces, enamel sink, electric cooker point, space and plumbing for washing machine, space for fridge, side aspect window and door to garden.

FIRST FLOOR

LANDING with strip wooden flooring, access to loft space.



BEDROOM ONE a front aspect room with sash window providing views over Riley Park, striped wooden flooring, radiator, built in wardrobe, cast iron fireplace.



BEDROOM TWO a rear aspect room with sash window, built in cupboard, stripped wooden flooring, radiator.



BATHROOM white suite comprising enclosed panel bath with shower over, pedestal wash hand basin, low level w.c., heated towel rail, partly tiled walls, tiled floor, extractor fan.



OUTSIDE

TO THE FRONT is a driveway providing off road parking for one car.

TO THE REAR is a low maintenance area of garden which is predominantly paved with flower and shrub borders and useful store with light and power.

M11030424 EPC BAND: D

COUNCIL TAX BAND: TBC

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

DIRECTIONS: from our office in the High Street turn right and at the obelisk roundabout turn left into West Street. Take the next turning right into Oxford Road and continue for approximately 300 yards turning right into Cambridge Road where the subject property can be found immediately on the left hand side.

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.

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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**

Approximate Gross Internal Area
Ground Floor = 35.0 sq m / 377 sq ft
First Floor = 26.9 sq m / 289 sq ft
Store = 1.5 sq m / 16 sq ft
Total = 63.4 sq m / 682 sq ft

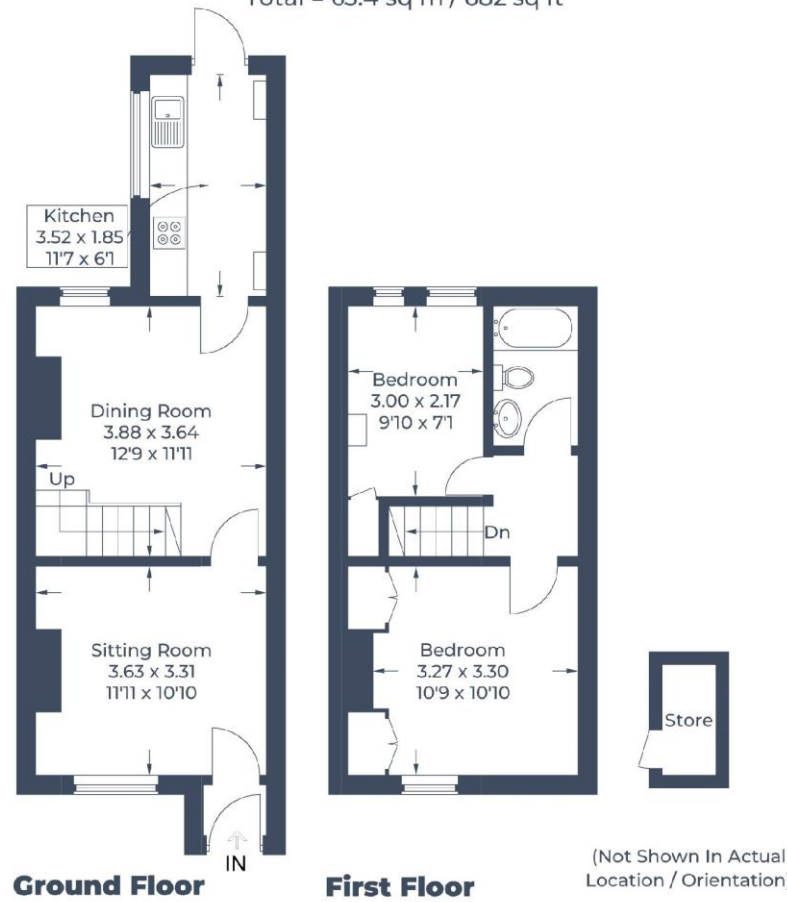


Illustration for identification purposes only,
measurements are approximate, not to scale.

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