



**40 SANDYGATE CLOSE, MARLOW**  
**PRICE: £600,000 FREEHOLD**

**am** ANDREW  
MILSON



**40 SANDYGATE CLOSE  
MARLOW  
BUCKS SL7 3BB**

**PRICE: £600,000 FREEHOLD**

Situated within an easy walk of Marlow High Street and located opposite a central green with parking, this superbly presented and upgraded three bedroom semi-detached home is highly recommended for an internal viewing.

**60ft SOUTH WEST FACING GARDEN:  
THREE BEDROOMS:**

**REFITTED BATH/SHOWER ROOM &  
GROUND FLOOR CLOAKROOM:**

**LIVING ROOM WITH OPEN FIREPLACE:**

**DINING ROOM: REFITTED KITCHEN:**

**UTILITY ROOM: GARDEN OFFICE:**

**GAS CENTRAL HEATING:**

**DOUBLE GLAZING: OFF ROAD PARKING.**

**TO BE SOLD:** situated in a popular residential area just over half a mile from Marlow High Street, this well planned and decorated three bedroom semi-detached home has been much improved by the current owner. Works have included complete redecoration, the refitting of the kitchen, bath/shower room and the cloakroom. The gas fired boiler has been recently upgraded (including Hive thermostat) and outside are particularly attractive and landscaped south west facing gardens with a new outbuilding. The property is also located in the favoured Holy Trinity/Sandygate school catchment. Marlow High Street with its excellent range of shopping, sporting and social facilities as well as schools for children of all ages. Marlow also has a railway station with trains to London Paddington via Maidenhead with links to Crossrail soon. The M4 and M40 motorways are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively. The accommodation comprises:

**ENTRANCE HALL** with front door, wood block flooring, radiator, stain glass illuminated cloaks cupboard, stairs to First Floor, door to Dining Room and door to



**LIVING ROOM** double aspect with double glazed sliding patio door to garden, attractive open stone fireplace with raised hearth, shelved recesses to either side with fitted cabinets and log store, radiator, coved ceiling.

**DINING ROOM** with tiled floor, radiator and archway to



**REFITTED KITCHEN** with comprehensive range of wall and base units with twin butler's sinks, mixer tap, tiled floor, space for fridge freezer, recess spot and floor lighting, double glazed window overlooking the rear garden, fitted dishwasher and microwave, four ring induction hob with cooker hood over, oven under, under stairs storage cupboard and door to

**UTILITY ROOM** with doors to front and rear, space and plumbing for washing machine, space for tumble dryer, shelved cupboard, cupboard housing fuse board and meters, access to lower level loft.

**CLOAKROOM** with white suite of wash basin with vanity cupboard under, low level w.c., Worcester gas fired boiler.

## **FIRST FLOOR**

**LANDING** with access to loft (fully boarded and insulated), recess with double glazed window overlooking the rear garden and linen shelves to side, wall Hive thermostat.



**BEDROOM ONE** with laminate wood effect flooring, double fitted wardrobe with safe cabinet, encased radiator, recess spot lighting and window overlooking the front.



**BEDROOM TWO** with laminate wood effect flooring, fitted wardrobe with recess to side, recess spot lighting, encased radiator and two windows overlooking the front.

**BEDROOM THREE** with laminate wood effect flooring, single fitted wardrobe, radiator and recess spot lighting, fitted shelves.



**BATH/SHOWER ROOM** refitted with white suite of panel bath, shower attachment, wash basin set in long vanity unit with w.c. with concealed cistern, fitted mirror, tiled walls and floor, heated towel rail, heated floor, recess spot lighting and tiled power shower cubicle with glazed door and overhead rose.

## OUTSIDE

**TO THE FRONT** is a part gravelled and part tarmac hardstanding area for two cars with lawn to side, mature cedar tree, brick edging, outside lighting and communal side corridor with lockable door.



**THE REAR GARDEN** is a feature of the property and includes a wide flagstone patio with outside lighting, tap, electrical point, gated side access, lawn area interspersed with raised slate beds and leading via a pathway to a further patio area with barked beds to side, timber garden shed and **GARDEN OFFICE** with electric and wired internet connection. The rear garden is enclosed by panel fencing, is south west facing and measures approximately 60ft in depth.



**M44010124**

**EPC BAND: D**

**VIEWING:** To avoid disappointment, please arrange to view with our **Marlow office on 01628 890707**. We shall be pleased to accompany you upon your inspection.

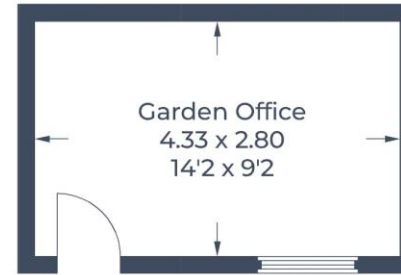
**DIRECTIONS:** using the postcode SL7 3BB the property can be found on the right hand side.

**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. 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.

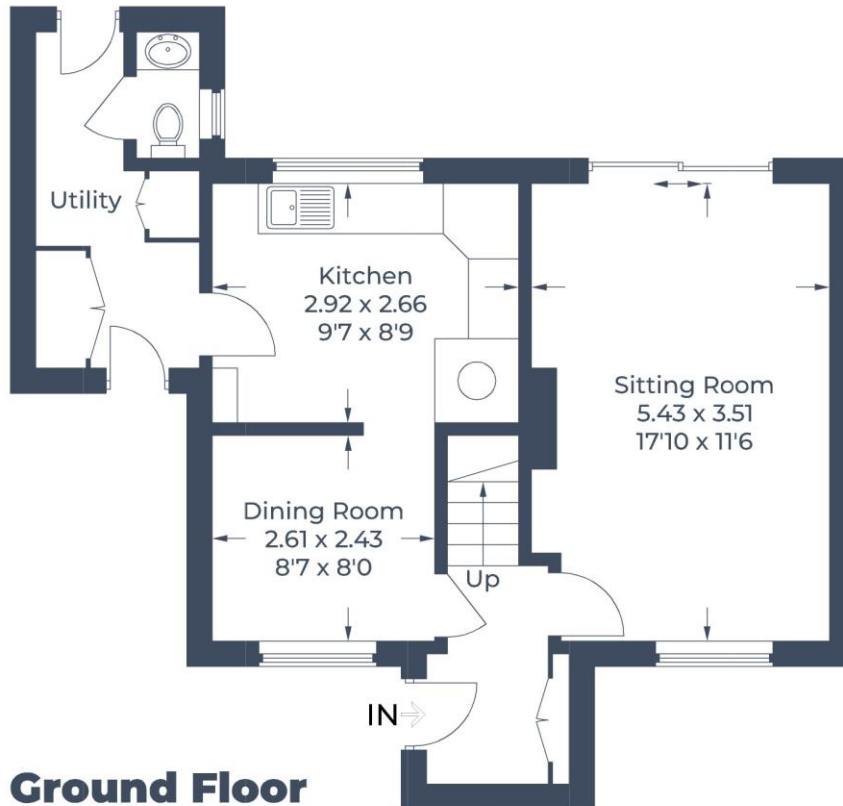
**DRAFT DETAILS  
AWAITING CLIENTS APPROVAL**



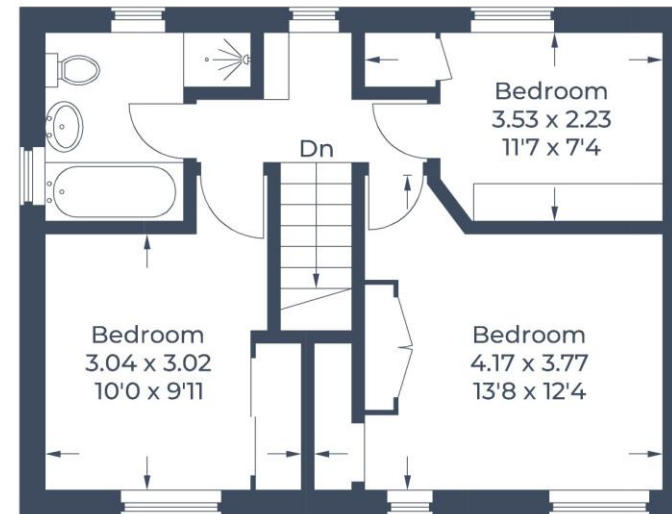
Approximate Gross Internal Area  
Ground Floor = 51.8 sq m / 557 sq ft  
First Floor = 40.0 sq m / 430 sq ft  
Garden Office = 12.2 sq m / 131 sq ft  
Total = 104.0 sq m / 1,118 sq ft



(Not Shown In Actual Location / Orientation)



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.