



8 EAST ARMS PLACE, HURLEY
PRICE: £549,950 FREEHOLD



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HURLEY
BERKSHIRE SL6 5LE**

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A spacious three storey townhouse providing well kept and adaptable living accommodation situated in this popular Thameside village.

LOW MAINTENANCE GARDEN: THREE BEDROOMS: TWO WITH EN SUITE FACILITIES: BATHROOM: ENTRANCE HALL: CLOAKROOM: LIVING ROOM: KITCHEN/BREAKFAST ROOM: GAS CENTRAL HEATING: DOUBLE GLAZING: GARAGE: DRIVEWAY PARKING: NO ONWARD CHAIN.

TO BE SOLD: A well appointed three bedroom three storey townhouse ideally located in this pleasant village setting. Hurley is a lovely Thameside village with two popular pub/restaurants and a Post Office. Marlow, Maidenhead and Henley are all within easy access all offering an excellent range of social, sporting and shopping facilities. There is a mainline railway station in 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 door to

ENTRANCE HALL radiator, stairs to First Floor with cupboard under, hardwood flooring.

CLOAKROOM comprising a low level wc, vanity wash hand basin, heated towel rail, tiled floor.



LIVING ROOM an L-shaped room with double glazed windows and doors leading to the rear garden, limestone fireplace with inset gas fire, tv point, hardwood flooring, radiator



KITCHEN/BREAKFAST ROOM fitted with a matching range of floor and wall units, wood work surfaces, stainless steel sink, five burner gas hob with extractor fan over, electric oven, integrated fridge/freezer, washer dryer, double glazed window to front, radiator.

FIRST FLOOR LANDING airing cupboard, stairs to second floor, hardwood flooring.

BEDROOM ONE a front aspect room with double glazed window, double built in wardrobe, radiator. Door to:



EN SUITE SHOWER ROOM fully tiled shower cubicle, wash hand basin, low level wc, double glazed window, heated towel rail.

BEDROOM THREE a rear aspect room with double glazed window, built in wardrobe, radiator.



BATHROOM with white suite of panel bath with mixer taps and shower attachment, vanity wash basin, low level wc, double glazed window, heated towel rail.

SECOND FLOOR LANDING



BEDROOM TWO a front aspect room with double glazed window, hardwood flooring, cupboard housing central heating boiler, radiator. Door to:



EN SUITE SHOWER ROOM ROOM fully tiled shower cubicle, wash hand basin, low level wc, double glazed window, heated towel rail.



OUTSIDE

THE REAR GARDEN to the rear of the house is a paved patio area with steps up to the remainder of the garden where there is a low maintenance artificial lawn with panelled fence surround. The garden measures approximately 27ft in length.

TO THE FRONT is a paved driveway in front of the **GARAGE** with up and over door, light and power.

M34210424

EPC BAND: C

COUNCIL TAX BAND: tbc

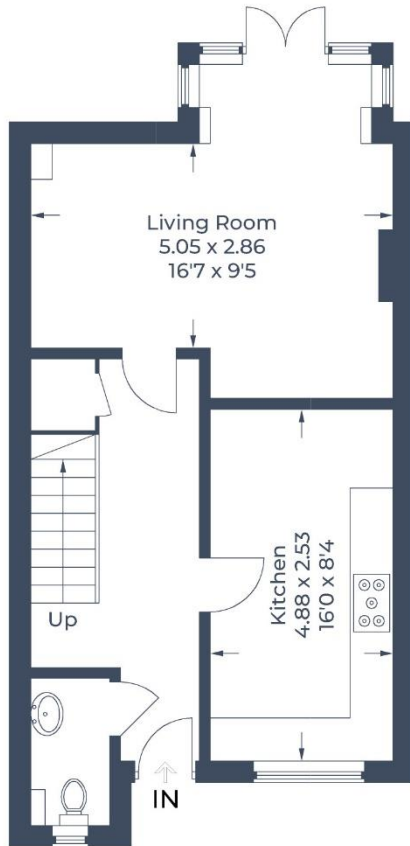
VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or **01628 890707**.

DIRECTIONS: using the postcode **SL6 5LE** the property will be found in the far left hand corner.

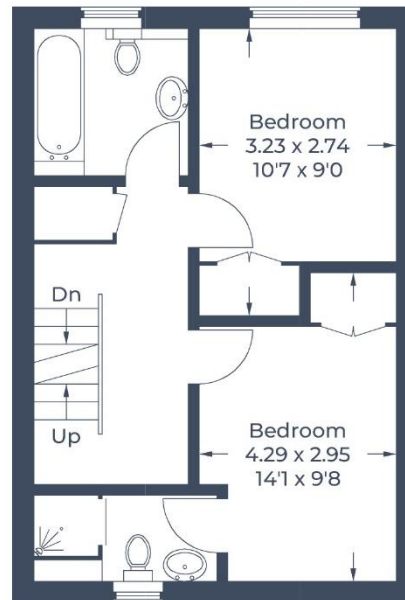
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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.

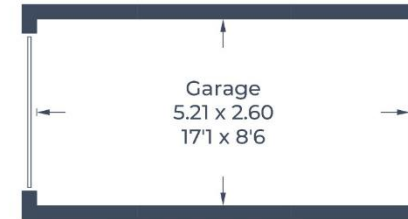
Approximate Gross Internal Area
 Ground Floor = 47.4 sq m / 510 sq ft
 First Floor = 38.9 sq m / 419 sq ft
 Second Floor = 27.3 sq m / 294 sq ft
 Garage = 13.5 sq m / 145 sq ft
 Total = 127.1 sq m / 1,368 sq ft



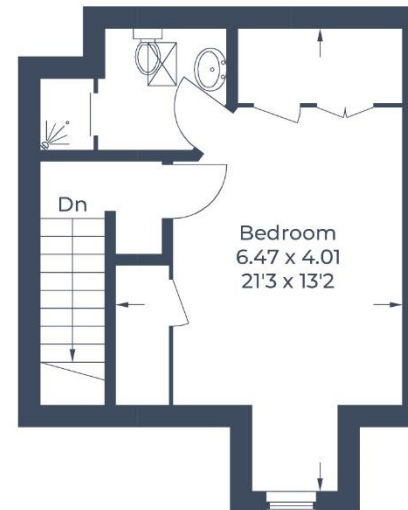
Ground Floor



First Floor



(Not Shown In Actual
 Location / Orientation)



Second Floor

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