



24 MILE ELM, MARLOW
PRICE: £650,000 FREEHOLD

am ANDREW
MILSON

**24 MILE ELM
MARLOW
BUCKS SL7 1JJ**

PRICE: £650,000 FREEHOLD

An extremely well presented and cleverly remodelled detached family home conveniently located within about one mile from Marlow High Street and the railway station.

**PRIVATE REAR GARDEN: MAIN BEDROOM WITH ENSUITE SHOWER ROOM:
TWO FURTHER BEDROOMS: REFITTED FAMILY BATHROOM: ENTRANCE HALL:
CLOAKROOM: LIVING ROOM:
OPEN PLAN KITCHEN/DINING & SITTING ROOM: DOUBLE GLAZING: GAS CENTRAL HEATING TO RADIATORS INCLUDING UNDERFLOOR HEATING TO THE GROUND FLOOR: DRIVEWAY PARKING: USEFUL STORE.**

TO BE SOLD: situated in this popular setting approximately one mile from Marlow town centre this well planned and extremely well appointed family home provides well-kept and adaptable living accommodation worthy of an internal inspection. 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:

Part glazed front door to **ENTRANCE HALL** with part tiled and laminated wood flooring, stairs to First Floor Landing, shelved storage cupboard.

CLOAKROOM/UTILITY with low level w.c., pedestal wash hand basin, space and plumbing for washing machine and tumble dryer, frosted window, tiled floor, heated towel rail.



LIVING ROOM a front aspect room with double glazed window, laminated wood flooring, storage cupboard, television aerial point.



OPEN PLAN KITCHEN/DINING & SITTING ROOM fitted with a matching range of floor and wall units, wooden work surfaces, space for Range style cooker, integrated dishwasher and fridge freezer, water softener, single drainer single bowl sink unit, extractor fan, wooden flooring, dual aspect double glazed windows, doors to garden and ample space for dining table.

FIRST FLOOR

LANDING double glazed window, access to fully boarded loft space, radiator.



BEDROOM ONE a rear aspect room with double glazed window, built in wardrobe, radiators and door to

ENSUITE SHOWER ROOM comprising tile and glazed shower cubicle, vanity wash hand basin, low level w.c., tiled floor, heated towel rail.



BEDROOM TWO a front aspect room with double glazed window, wardrobe with hanging and shelving space, radiator.

BEDROOM THREE a front aspect room with double glazed window, radiator.



BATHROOM refitted white suite comprising enclosed panel bath with shower over, pedestal wash hand basin, low level w.c., tiled floor, partly tiled walls, heated towel rail, double glazed frosted window.

OUTSIDE



TO THE REAR of the property there is an enclosed and private garden predominantly laid to lawn with paved patio, panel fence surround, flower and shrub borders and gated side access.

GARDEN STORE with underfloor heating, light and power, doors to front and rear.

TO THE FRONT there is driveway parking.



M47640224 **EPC BAND: C**

COUNCIL TAX BAND: E

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

DIRECTIONS: using the postcode **SL7 1JJ** the subject property can be found at the far end of the cul de sac 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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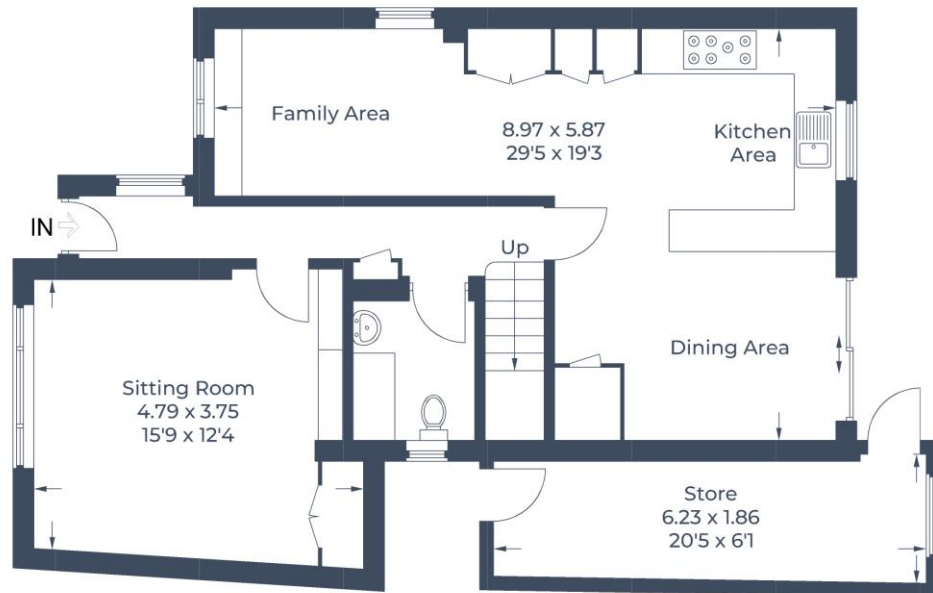
Your home is at risk if you do not maintain mortgage payments or a loan secured on it.

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.

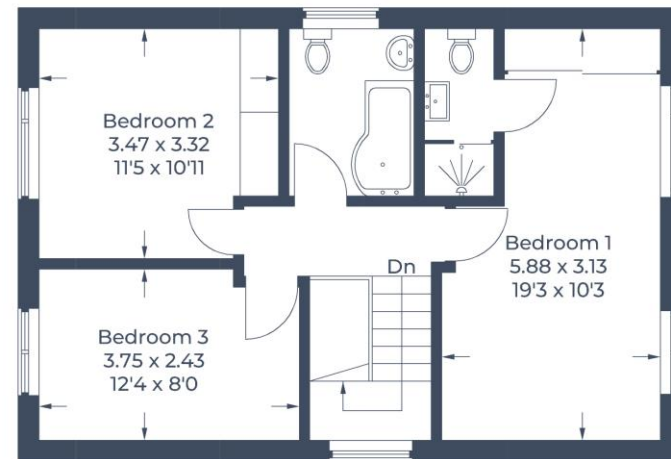
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area
123 sq m / 1,324 sq ft
Store = 10.7 sq m / 115 sq ft
Total = 133.7 sq m / 1,439 sq ft



Ground Floor



First Floor

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