



**61 SHEPHERDS CLOSE, HURLEY**  
**PRICE: £450,000 FREEHOLD**

**am** ANDREW  
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**61 SHEPHERDS CLOSE  
HURLEY  
BERKSHIRE  
SL6 5LZ**

**PRICE: £450,000 FREEHOLD**

An extremely well appointed three-bedroom mid terrace home benefitting from far reaching views over Hurley Countryside.

**PRIVATE WEST FACING REAR GARDEN  
WITH VIEWS:**

**THREE BEDROOMS: BATHROOM:**

**MODERN FITTED KITCHEN:**

**LIVING/DINING ROOM:**

**DOUBLE GLAZING:**

**LPG GAS CENTRAL HEATING TO  
RADIATORS:**

**NEWLY REDECORATED THROUGHOUT**

**TO BE SOLD:** Located in the popular Hurley Village, this spacious and recently redecorated three bedroom home deserves an internal inspection. This property offers uninterrupted views over the Hurley countryside which is enjoyed from a recently landscaped west facing garden. Providing considerably improved accommodation, this property benefits from three good sized bedrooms, an open plan living/dining area, newly fitted kitchen and bathroom. Shepherds Close enjoys a peaceful secluded setting close to Temple Golf Course and strolls in open countryside and is within a level walk of the village shop, hotel, a public house and eventually to the tow paths of the River Thames. Hurley is equidistant to Maidenhead, Henley and Marlow all offering an excellent range of shopping, sporting and social facilities.

The accommodation comprises:

Part glazed front door to

**ENTRANCE PORCH** with built-in coat and shoe cupboard and door to,



**LIVING/DINING ROOM** with front aspect double glazed windows, double glazed French doors leading out to the garden, newly carpeted throughout, radiators, door to



**KITCHEN** refitted with a range of matching Shaker style floor and wall units with wooden work surface over, AEG induction hob with oven below, space for washer/dryer, dishwasher, fridge and freezer, rear aspect double glazed window and door to garden, 1 and a half stainless steel sink, wood effect laminate floor, cupboard housing Worcester boiler.

**FIRST FLOOR**

**LANDING** with access to loft space, large double airing cupboard.



**BEDROOM ONE** a rear aspect room with views overlooking fields, double glazed windows, radiator.



**BEDROOM TWO** a front aspect room with double glazed window and radiator.



**BEDROOM THREE** a front aspect room with radiator.



**BATHROOM** white suite comprising enclosed panel bath with shower over, large combined vanity unit with basin and w,c double glazed frosted window, laminate wood effect flooring and tiles walls.

#### **OUTSIDE**



**THE REAR GARDEN** recently landscaped to create a paved seating area with a brick built retaining wall and stairs up to the lawn. Benefitting from far reaching views across the fields and a gate to the rear with access to a path leading to a local play area. Electric power point and outside tap. There is side access to the front.



**TO THE FRONT** there is an area of lawn with communal parking to front.

**M37550623 EPC BAND: E**

**COUNCIL TAX BAND: D**

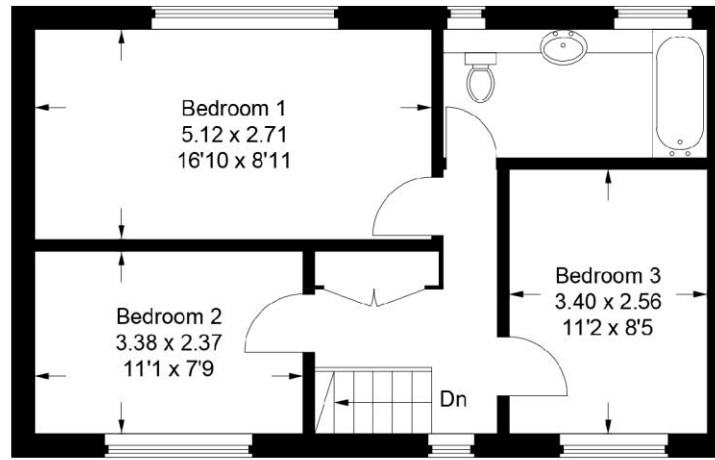
**VIEWING:** Please contact our Marlow office [homes@andrewmilsom.co.uk](mailto:homes@andrewmilsom.co.uk) or **01628 890707**.

**DIRECTIONS** Using the postcode SL6 5LZ number 61 can be found on the right hand side.

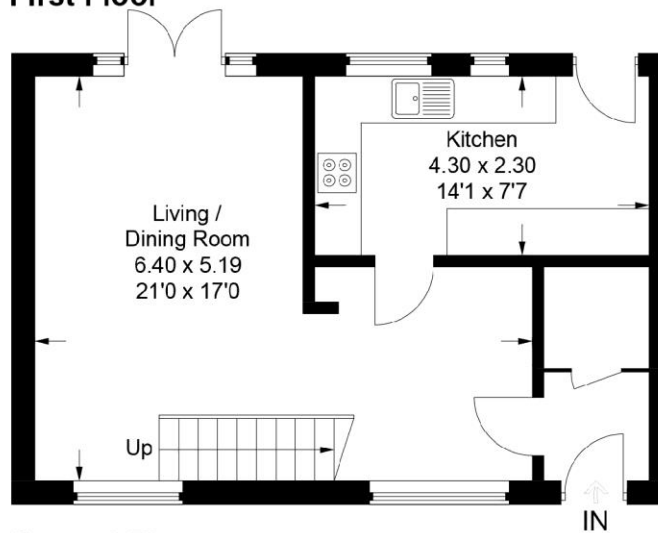
**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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.

Approximate Gross Internal Area  
Ground Floor = 41.5 sq m / 447 sq ft  
First Floor = 45.0 sq m / 484 sq ft  
Total = 86.5 sq m / 931 sq ft



**First Floor**



**Ground 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.