



**78 STATION ROAD, MARLOW**  
**PRICE: £475,000 FREEHOLD**

**am** ANDREW  
MILSOM

**78 STATION ROAD  
MARLOW  
BUCKS SL7 1NX**

**PRICE: £475,000 FREEHOLD**

An attractive and well-presented two bedroom Victorian terrace home situated in this popular and convenient setting within level walking distance of Marlow High Street, River Thames and railway station.

**30' LOW MAINTENANCE REAR GARDEN:  
TWO BEDROOMS: DRESSING ROOM:  
SITTING ROOM WITH OPEN FIREPLACE:  
DINING ROOM: KITCHEN:  
GROUND FLOOR BATHROOM:  
DOUBLE GLAZED WINDOWS:  
GAS CENTRAL HEATING TO RADIATORS.  
NO ONWARD CHAIN.**

**TO BE SOLD:** an attractive two bedroom Victorian terrace cottage which has been improved over recent times providing well-kept living accommodation worthy of an internal inspection. This cottage is situated within level walking distance of Marlow High Street which 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 **SITTING ROOM** a front aspect room with double glazed window, feature brick open fireplace, laminated wood flooring, meter cupboard.

**INNER HALLWAY** with useful under stairs storage cupboard.



**DINING ROOM** a rear aspect room with double glazed window, laminated wood flooring, radiator and stairs to First Floor Landing.



**KITCHEN** fitted with a matching range of floor and walls units, ample wood effect work surfaces, one and a half bowl single drainer sink unit, gas hob with extractor fan over and oven below, concealed central heating boiler, two seater breakfast bar, space and plumbing for dishwasher, space for fridge freezer and door to garden. Utility cupboard providing space and plumbing for washing machine and tumble dryer.



**BATHROOM** white suite comprising enclosed panel bath with shower over, suspended wash hand basin, low level w.c., rear aspect double glazed window, tiled floor.

## FIRST FLOOR

**LANDING** with access to loft space.



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



**BEDROOM TWO** a rear aspect room with double glazed window, radiator and airing cupboard housing pre lagged hot water tank and door to



**DRESSING ROOM** with rear aspect double glazed window, radiator.

## OUTSIDE



**TO THE REAR** of the property the garden measures approximately 30' (9.14m) in length and is predominantly decked providing ideal entertaining space enclosed by panel fencing, garden shed and outside tap.

**M17441023 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:** from our High Street Marlow office proceed towards the River Bridge turning left at the mini roundabout into Station Road where number 78 can be found towards the far end 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.

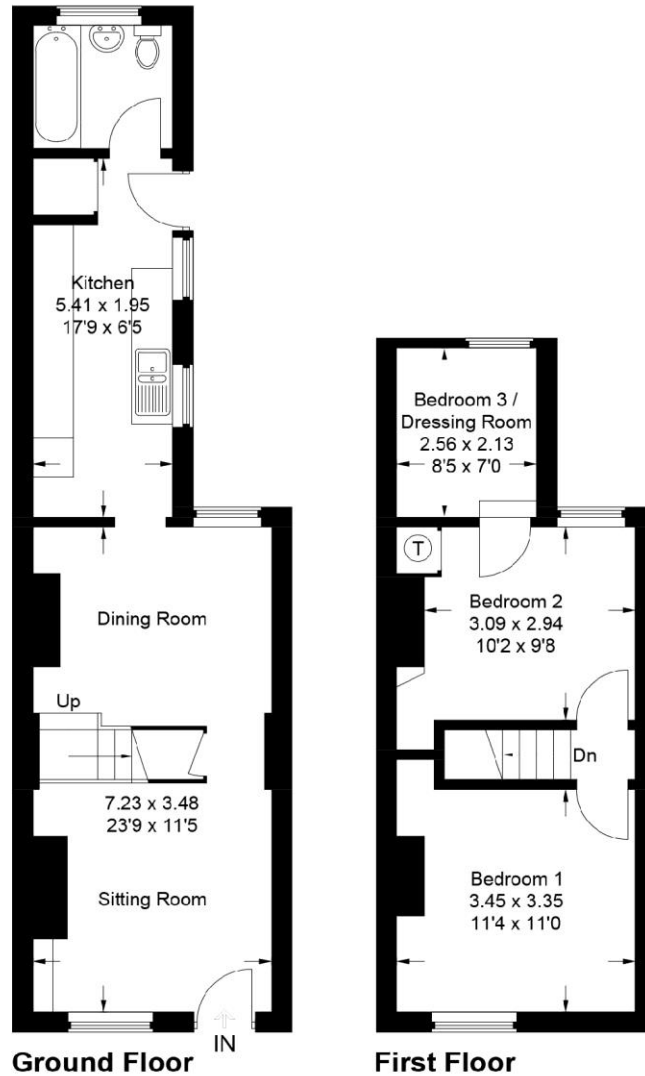
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*Your home is at risk if you do not maintain mortgage payments or a loan secured on it.*

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 = 44 sq m / 479 sq ft  
First Floor = 34 sq m / 370 sq ft  
Total = 78 sq m / 849 sq ft



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.

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