



**18 OAK TREE AVENUE, MARLOW**  
**PRICE: £799,950 FREEHOLD**

**am** ANDREW  
MILSOM

**18 OAK TREE AVENUE  
MARLOW  
BUCKS SL7**

**PRICE: £799,950 FREEHOLD**

Situated within a level walk of Marlow High Street, this three bedroom extended semi-detached home occupies one of Marlow's sought after locations in Sandygate School catchment area close to local shops and an open green.

**90FT REAR GARDEN: THREE BEDROOMS:  
BATHROOM: SHOWER ROOM:  
SITTING ROOM: LIVING ROOM:  
DINING/GARDEN ROOM: KITCHEN:  
UTILITY AREA: GAS CENTRAL HEATING:  
DOUBLE GLAZING:  
PARKING FOR THREE CARS.**

**TO BE SOLD:** this spacious three bedroom semi-detached home has been extended to the ground floor to provide exceptional living accommodation and is set in a popular residential area half a mile north east of Marlow High Street and accessed by a footpath over the central Green. The property offers adaptable accommodation as well as a 90ft landscaped rear garden and is conveniently placed for access to local shops and to walks in nearby countryside. Situated in the popular Sandygate School catchment area the property is also well placed for secondary schools in the town which include Great Marlow School and Sir William Borlase Grammar School. 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:

**COVERED ENTRANCE** composite front door to **ENTRANCE HALL** radiator, stairs to First Floor with cupboard under.

**SHOWER ROOM** white suite of low level w.c. wash basin on vanity stand with cupboard below, tiled floor and walls, heated towel rail, tiled and glazed shower cubicle with Aqualisa shower unit.



**SITTING ROOM** double glazed bay window with plantation shutters, Amtico floor, attractive fireplace.



**LIVING ROOM** wooden floor, remote control log effect gas fire, roof lantern, feature window with view towards the garden, radiator, wide opening to



**DINING/GARDEN ROOM** double aspect with bi-fold doors opening to the rear garden, roof lantern, tiled floor, radiator and wide opening to the Kitchen for ease of serving.



**KITCHEN** extensive range of wall and base units with granite style working surfaces, Samsung four ring halogen hob, space and plumbing for dishwasher, single drainer sink unit with Quooker boiling water tap, radiator, Bosch double oven, tiled floor. **UTILITY AREA** ample appliance space, shelved cupboards, plumbing for washing machine, double glazed door to outside, radiator, airing cupboard with Worcester gas combination boiler.

**FIRST FLOOR LANDING** with access to insulated and boarded loft via a pull down ladder.



**BEDROOM ONE** radiator, range of fitted wardrobes, bay window with plantation shutters.

**BEDROOM TWO** double aspect windows with view over garden, radiator and concealed hot water cylinder with programme for central heating.

**BEDROOM THREE** range of fitted wardrobes, radiator and window with view over garden.



**BATHROOM** with white suite of panel bath, tiled wall surrounds, pedestal basin, low level w.c., radiator.

## OUTSIDE

**TO THE FRONT** the garden includes a shingle resin bonded driveway for up to three cars with a raised flower and shrub bed to side, outside lighting and gated side access to



**THE REAR GARDEN** is a feature of the property and measures approximately 90' (27.43m) in depth with a side pathway, outside lighting, water tap, wide flagstone patio, ornate pebbled bed and steps up to an artificial lawn with panel fencing, shrub borders, two mature fir trees, timber garden shed and storage area.



**M15530124**

**EPC BAND: C**

**COUNCIL TAX BAND: E**

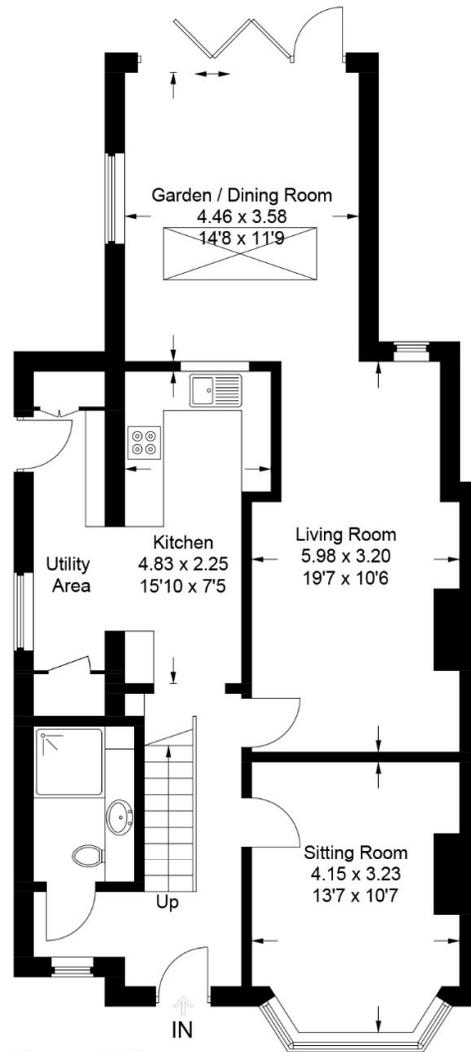
**VIEWING:** Please contact our Marlow office [homes@andrewmilsom.co.uk](mailto:homes@andrewmilsom.co.uk) or **01628 890707**.

**DIRECTIONS:** using the postcode **SL7 3EJ** the property will be found on the northern side of the road.

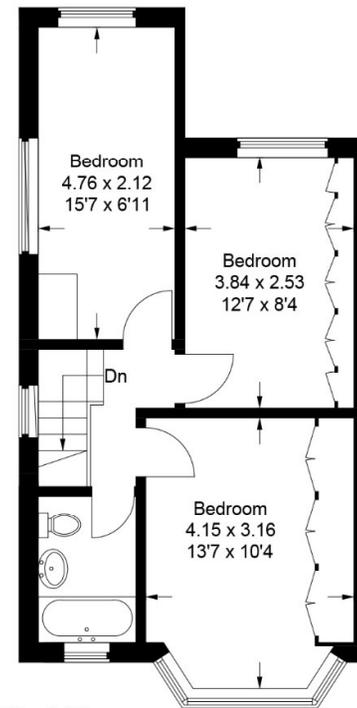
**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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 = 79.7 sq m / 858 sq ft  
First Floor = 41.9 sq m / 451 sq ft  
Total = 121.6 sq m / 1,309 sq ft



**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.