



Malthouse Way, Marlow
Buckinghamshire, SL7

HAMPTONS
INTERNATIONAL

Beyond your expectations

Modern mid terraced 2 bed home with Marlow town centre.

Hamptons International

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Reception Hall | Sitting Room | Conservatory | Kitchen | Cloakroom | Master Bedroom with Ensuite | Second Bedroom | Family Bathroom | Two Parking Spaces

Guide Price £599,950 Freehold

Description

A modern mid terraced home, built by Berkeley Homes, set within Marlow town centre, a level walk from the High Street, Higginson Park and the river Thames. The property is offered to the market with no onward chain.

Outside

A pathway leads from the pavement to the front door, with planted beds to either side. To the rear of the property is a courtyard style garden, accessed from the conservatory. There is a gate to the rear leading to the parking area, where there are two allocated spaces.

Location

Set in the heart of the vibrant town and on a short and level walk of the varied amenities, the river is within easy reach along with railway station for access to Paddington via Maidenhead. Marlow offers a wide selection of shopping, bars and restaurants for all tastes and budgets. The motorway network is also close at hand via the A404 bypass for the M40 or M4 and Heathrow Airport is some 22 miles drive making the property ideally suited for the commuter. For schooling the property is in the catchment for Danesfield Primary and Sir William Borlase's Grammar Schools.

Additional Information

The front door opens into the reception hall, with access to the sitting room, kitchen, cloakroom and stairs to the first floor landing. The sitting room has a gas fire within a fireplace and window to the rear aspect. There is a

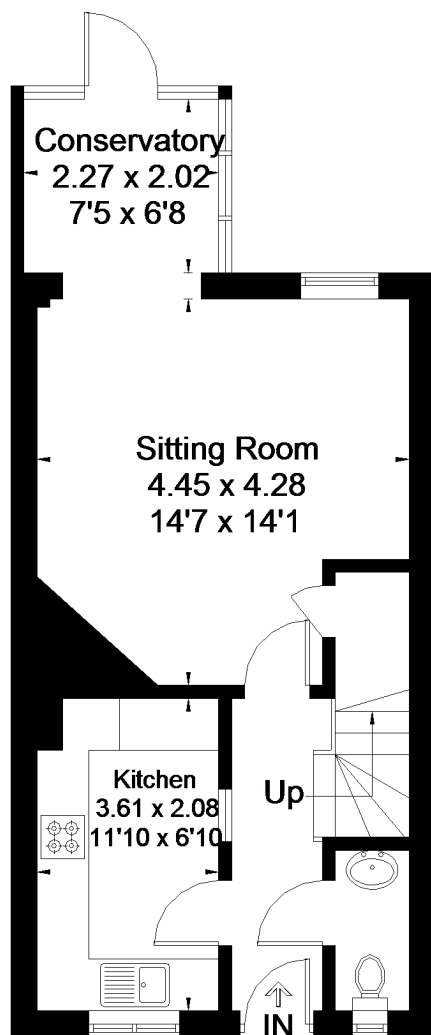
conservatory to the rear which is open to the sitting room. The conservatory has windows to the rear and side aspects with a door leading out to the courtyard garden. The kitchen is fitted with a range of units with built in oven, hob and extractor, the are other integrated appliances. There is a window to the front aspect. To the first floor are the master and second bedrooms and the family bathroom. The master bedroom has an ensuite bathroom and built wardrobes. The second bedroom also has built wardrobes. The family bathroom is fitted with a shower.



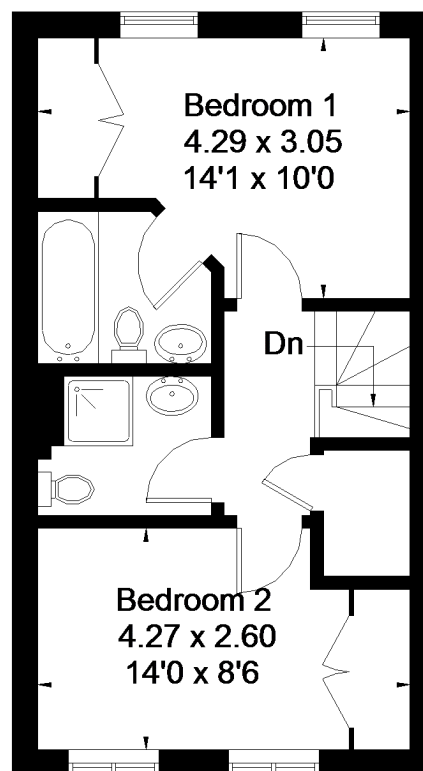
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Malthouse Way, Marlow

Approximate Gross Internal Area
75.6 sq m / 813 sq ft



Ground Floor



First Floor

Floorplanz © 2017
0203 9056099 Ref: 196148
This plan is for layout guidance only.
Drawn in accordance with
RICS guidelines. Not drawn to
scale, unless stated. Windows &
door openings are approximate.
Whilst every care is taken in the
preparation of this plan, please check
all dimensions, shapes & compass
bearings before making any
decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

