



6 OAK TREE ROAD, MARLOW
PRICE: £800,000 FREEHOLD

am ANDREW
MILSOM

**6 OAK TREE ROAD
MARLOW
BUCKS SL7 3EE**

PRICE: £800,000 FREEHOLD

This deceptively spacious and attractive semi detached family house has been extended to provide versatile accommodation set within a short walk of the town centre and enjoying a 120' rear garden.

**LARGE PRIVATE GARDEN: FOUR
BEDROOMS: FAMILY BATHROOM:
ENTRANCE HALL: CLOAKROOM:
LIVING ROOM WITH FEATURE
FIREPLACE:
IMPRESSIVE OPEN PLAN
KITCHEN/DINING & SITTING ROOM:
UTILITY ROOM:
GAS CENTRAL HEATING:
DOUBLE GLAZED:
USEFUL GARDEN OFFICE:
OFF STREET PARKING.**

TO BE SOLD: this mature semi detached family house has been extended over time to create spacious accommodation in a popular position within easy walking distance of Marlow High Street which offers an excellent range of shopping, sporting and social facilities. The house is within the popular Holy Trinity/Sandygate School catchment and equidistant from Great Marlow and Sir William Borlase's Grammar Schools. Marlow has a railway station with train service to Paddington, via Maidenhead and the Elizabeth Line. The M4 and M40 motorways are readily accessible, via the Marlow Bypass, at Maidenhead and High

Wycombe respectively. The accommodation is arranged over two floors as follows:

Part glazed front door to **ENTRANCE HALL** with laminate flooring, radiator, stairs to first floor with storage cupboard under.

CLOAKROOM with low level w.c., wash basin, laminate flooring.



LIVING ROOM: a front aspect room with double glazed window, feature cast iron fireplace with tiled surround, laminate flooring, radiator, tv point. Wide opening with central beam leading to:



KITCHEN/DINING/SITTING ROOM: an impressive and thoughtfully designed open plan area refitted with a range of Shaker style floor and wall units, wooden work surfaces, central island unit/breakfast bar, one and half bowl sink, five burner gas hob with oven below and extractor fan over, integrated dishwasher and fridge/freezer, part vaulted ceiling with inset Velux windows, radiator, dual aspect double glazed windows and doors to garde, wooden flooring.

UTILITY ROOM: with Shaker style units, granite work surfaces, space and plumbing for washing machine and tumble dryer, concealed central heating boiler, double glazed windows and tiled floor.

FIRST FLOOR

LANDING with access to loft, double glazed frosted window.



BEDROOM ONE: a rear aspect room with double glazed windows, built in wardrobes, radiators.



BEDROOM TWO: front aspect double glazed window, radiator, fitted wardrobe.

BEDROOM THREE: front aspect double glazed window, radiator.

BEDROOM FOUR: with Velux skylight, radiator.



FAMILY BATHROOM with claw foot free standing bath, low level w.c., separate tiled and glazed shower, suspended wash basin, part tiled walls, tiled floor, double glazed frosted window, heated towel rail.

OUTSIDE

TO THE FRONT is a driveway providing off road parking and gated access leading to the **THE REAR GARDEN** which is a particular feature comprising a paved patio leading onto an expanse of lawn with sleeper edge flower and shrub borders with panel fence and shaped hedge surround. Shingled seating area with pergola over. To the rear of the garden is another paved area in front of the **GARDEN OFFICE** about 18'6 x 12'9 (5.64 x 3.89m) a particularly useful room with light and power. The garden has a total length of about 120' (36.57m).

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EPC BAND: tbc

VIEWING: To avoid disappointment, please arrange to view with our Marlow office on 01628 890707. We shall be pleased to accompany you upon your inspection.



DIRECTIONS: from our Marlow office turn right at the top of the High Street into Spittal Street and cross the mini roundabout into Chapel Street. Fork left, just beyond the pedestrian crossing, into Wycombe Road and then take the third turning on the left into Oak Tree Road where 6 will be seen on the right hand side

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 and furnishings.

Approximate Gross Internal Area
 Ground Floor = 67.1 sq m / 722 sq ft
 First Floor = 50.2 sq m / 540 sq ft
 Home Office = 22.0 sq m / 237 sq ft
 Total = 139.3 sq m / 1499 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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

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