



HUNT & NASH

Est. 1938

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16 Dukes Place, Marlow Buckinghamshire SL7 2QH

**REFURBISHED CHARACTER COTTAGE IN THE HEART OF THE TOWN
100 YARDS FORM HIGH STREET: THREE BEDROOMS: RECEPTION ROOM
MODERN FITTED KITCHEN: BATHROOM AND CLAOKROOM
WOODEN FLOORS: TASTEFUL DÉCOR: NO ONWARD CHAIN
PERMIT PARKING AVAILABLE FROM WYCOME DISTRICT COUNCIL
EPC RATING C**



A Victorian three storey terraced cottage providing three bedrooms situated in the heart of the town close to Riley Park and Marlow High Street. Professionally extended & refurbished in 2011, the property is presented in excellent order with a deceptive & stylish interior with many features including wooden flooring, sash windows and fitted kitchen with vaulted ceiling. Outside the property benefits from an enclosed courtyard rear garden and there is an option to buy an annual parking permit from Wycombe District Council.

This could be an ideal property for a professional single person or couple, first time buyer, downsizer or investor.

Situated right in the heart of the town within one hundred yards of the top of the High Street, with its array of bustling, shops, cafes & restaurants. Marlow Station (London Paddington via Maidenhead with Cross Rail due) is about half a mile, the Marlow Business Park & the Marlow bypass A404 under two miles with direct routes to the M40 at J4 Handy Cross (3 miles) and the M4 J8/9 Maidenhead (7 miles).

Local recreational facilities include golf at Harleyford & Temple; walking, cycling & riding in the Hambleden Valley; clubs in Pound Lane for hockey, tennis, cricket & bowls, alongside the Court Gardens Leisure complex with swimming pool & gymnasium; rowing at Marlow Rowing Club as well as The National Sports Centre at Bisham Abbey.

HMRC Anti Money Laundering

Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR

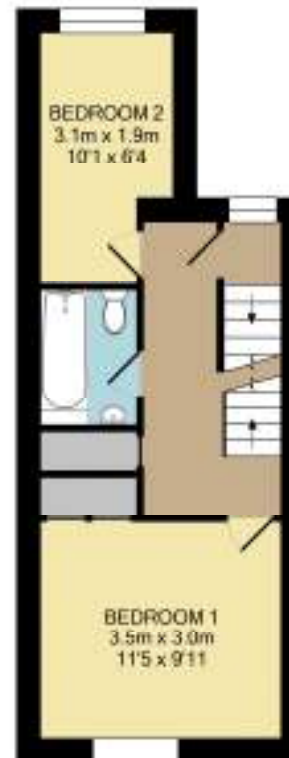
OIEO . . . £435,000 . . . FREEHOLD

The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing By Appointment
Tel: 01628 522568 Email: bourneend@huntandnash.co.uk



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

TOTAL APPROX. FLOOR AREA 83.0 SQ.M. (888 SQ.FT.)
All measurements of doors, windows, rooms and any other items are approximate
and no responsibility is taken for any error, omission or mis-statement. This plan
is for illustrative purposes only and should be used as such. Not to scale.
Produced for Hunt and Nash Estate Agents





Note: These particulars are produced in good faith, having been prepared as a general guide. Hunt & Nash give notice that they do not constitute any part of a contract. We have not carried out a survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings