



12 TEMPLE MILL ISLAND, MARLOW, BERKSHIRE, SL7 1SG

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GUIDE PRICE: £1,395,000

FREEHOLD

Offered to the market with **NO ONWARD CHAIN**, a recently refurbished four-bedroom, three-bathroom townhouse situated on the prestigious Temple Mill Island gated riverside development within 2 miles of Marlow high street. The property features a generous open-plan kitchen/living/dining area with access onto the idyllic rear garden with stunning river views and a private 38 FT mooring. Upstairs, the first floor offers a guest bedroom with en-suite, family bathroom and 2 further bathrooms, all with river and far-reaching countryside views, and a master bedroom suite on the second floor again with enviable views. This unique home further benefits from off-street parking and a double garage and is within easy reach of neighbouring town Maidenhead with its connections into London via the Elizabeth Line.

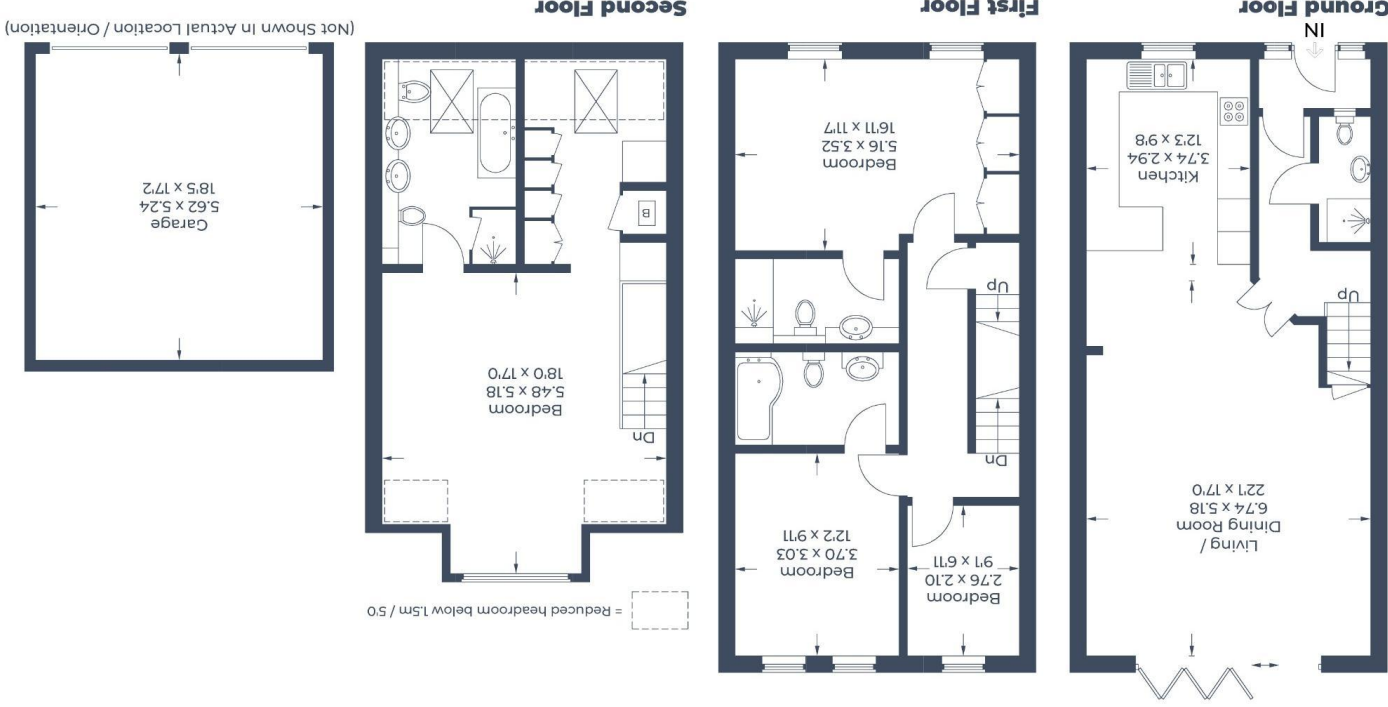
• **NO ONWARD CHAIN** • **PRESTIGIOUS GATED RIVERSIDE DEVELOPMENT** • **RECENTLY REFURBISHED** • **IDYLLIC REAR GARDEN BACKING ONTO THE RIVER THAMES** • **38 FT PRIVATE MOORING** • **GENEROUS OPEN-PLAN KITCHEN/LIVING ROOM** • **4 BEDROOMS WITH ENVIABLE VIEWS** • **DOUBLE GARAGE & PARKING** • **CLOSE TO MARLOW** • **EASY REACH OF MAIDENHEAD CROSSRAIL STATION**





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 should not be relied upon for carpets, furnishings and appliances. Whilst these particulars are believed to be correct their accuracy is not guaranteed and are given without responsibility. They do not form part of any contract.

Illustration for identification purposes only, measurements are approximate, not to scale. © CJ Property Marketing Produced for Braxton



Approximate Gross Internal Area
 Ground Floor = 57.3 sq m / 617 sq ft
 First Floor = 56.7 sq m / 610 sq ft
 Second Floor = 46.4 sq m / 499 sq ft
 Garage = 29.4 sq m / 316 sq ft
 Total = 189.8 sq m / 2,042 sq ft

