



Fishermans Retreat

Marlow

Fishermans Retreat

Three-bedroom End of Terrace House

Overview

- FANTASTIC CENTRAL LOCATION
- STONE'S THROW TO RIVERSIDE
- OPEN PLAN LIVING SPACE
- MCEVOY & ROWLEY KITCHEN
- OAK WOOD FLOORING
- DOWNSTAIRS CLOAKROOM
- THREE SPACIOUS BEDROOMS
- MODERN FAMILY BATHROOM
- MASTER WITH EN-SUITE
- SUNNY GARDEN & OUTHOUSE
- END OF TERRACE HOUSE
- TWO OFF STREET PARKING SPACES
- SEPARATE GARAGE



“... An attractive Georgian style mews house situated in the highly desirable Fishermans Retreat in the heart of Marlow...”



The property consists of; a bright and airy hallway, downstairs cloakroom with underfloor heating, loo, hand basin, hanging rail and space for a washing machine. The current owners have recently created a stylish and spacious open plan living space benefiting from oak wood flooring throughout, an inglenook log burner, large front aspect double windows and rear aspect bifold doors opening onto a stunning sunny garden. The modern McEvoy & Rowley shaker style kitchen benefits from matching eye and base level units with speckled granite work surfaces, integrated appliances including gas hob, electric oven, dishwasher, and filtered water tap and space for free-standing fridge freezer. There is an abundance of storage including two large cupboards separate to the kitchen. The first floor consists of; a generously sized rear aspect master bedroom,



...with two large windows, built in wardrobe and contemporary en-suite wet room with Velux window which was recently installed by the current owners. A further two spacious bedrooms tastefully presented throughout with ample natural light, the largest of the two benefitting from built-in wardrobes. The first-floor further benefits from a stunning modern tiled family bathroom with a white three-piece suite including a large bathtub and walk in shower with waterfall shower head. Externally, to the front of the property, you will find a well-maintained paved driveway with space for two cars and AstroTurf seating area perfect for catching the afternoon sun and side access to the rear of the property. To the rear of the property there is a newly paved patio with subtle borders, mainly laid to lawn garden, a convenient outhouse with windows and power, which is being used as an office by the current owners, Wendy house and shed. Additionally, there is separate garage in a nearby block.

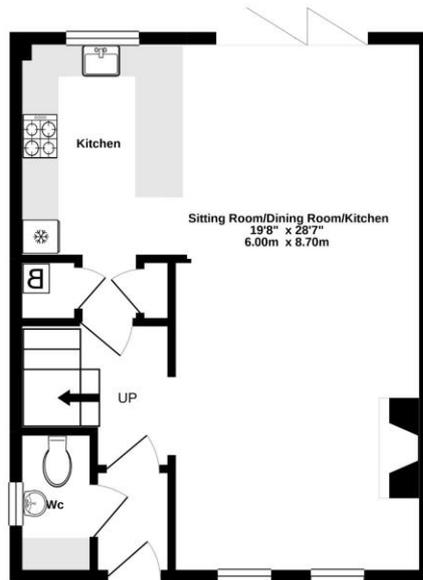


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Location

Marlow is a stylish riverside town with a variety shops, highly rated schools within walking distance from the property and a range of pubs and restaurants, such 'The Two Brewers and Tom Kerridge's pubs 'The Coach' and 'The Hand and Flowers'. This property is situated a stone throw from the river and Marlow railway station offering a regular train service to London Paddington via Maidenhead (just over an hour) with links to London, as well as access to the M4 and M40 via the A404(M) - London Heathrow being only about 22 miles away. Enjoy strolls in the award-winning Higginson Park with facilities such as golf, a playground and a brick grass maze; seasonally the park caters for farmers markets, festivals and the iconic Henley Royal Regatta or Pub in the Park.

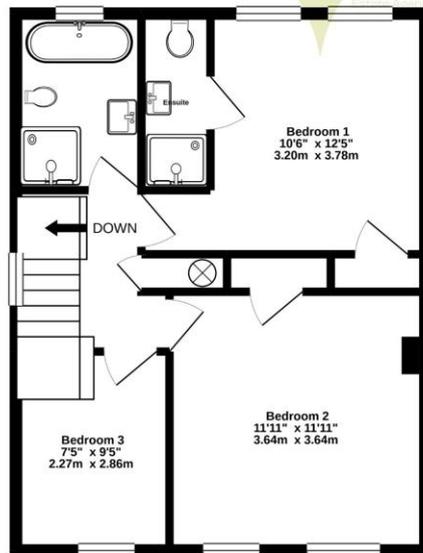
Ground Floor
476 sq.ft. (44.3 sq.m.) approx.



Outbuildings
149 sq.ft. (13.8 sq.m.) approx.



1st Floor
484 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 1249sq.ft. (116.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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