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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS



10 Victoria Road
Marlow, SL7 1DW

O.I.E.O. £525,000
Freehold

**10 Victoria Road
Marlow
SL7 1DW**

A Two Double Bedroom Victorian Terrace
Cottage

- **NO ONWARD CHAIN**
- Level Walk to the Town Centre
- Sitting Room with Original Victorian
Fireplace & Sash Bay Window
- Dining Area with Original Fireplace & Sash
Window
- Contemporary Styled Kitchen
- Two Double Bedrooms
- Modern Fitted Shower Room
- Low Maintenance 70 ft (approx.) Rear
Garden with Patio



We are delighted to introduce to the market this superb, Terraced Two Double Bedroom Victorian Cottage located within a short level walk of the High Street, Open Parkland, Station and River Thames. This lovely cottage has been well maintained and improved to create a comfortable home. Offered to the market with **NO ONWARD CHAIN**, early viewings are advised to avoid disappointment.

Accommodation

The front door opens directly into the spacious and relaxing Sitting room with sash bay window to the front - a focal point is the original Victorian fireplace. A built-in cupboard provides useful storage. This space is open plan to the Dining area with a side aspect sash window and further original Victorian fireplace. Stairs rise to the First Floor. The Kitchen is lovely and bright with natural light flooding in from the large Velux window - an attractive sash window looks out to the side of the property. Shaker style storage, eye-level and base units with complementary solid oak worktops, metro style tiles and attractive slate flooring add to the contemporary feel. To the First Floor are Two Double Bedrooms both with sash windows and a modern fitted Shower room.



Exterior

A low maintenance, Rear Garden has been created with the use of pea shingle and shrub borders to add interest. This area is approx. 70 ft with patio to the end and timber shed.

Situation

Marlow is a charming and historic town set in the banks of the River Thames and is surrounded by beautiful countryside. It is a perfect place for enjoying the river, shopping with a difference, walking around historical buildings or taking part in the many sports and recreational activities available within the local area. The railway station in Marlow provides access to London (Elizabeth Line and GWR) and access to the M4 and M40 is within a short drive. Excellent schools for children of all ages are available in Marlow and surrounding districts.

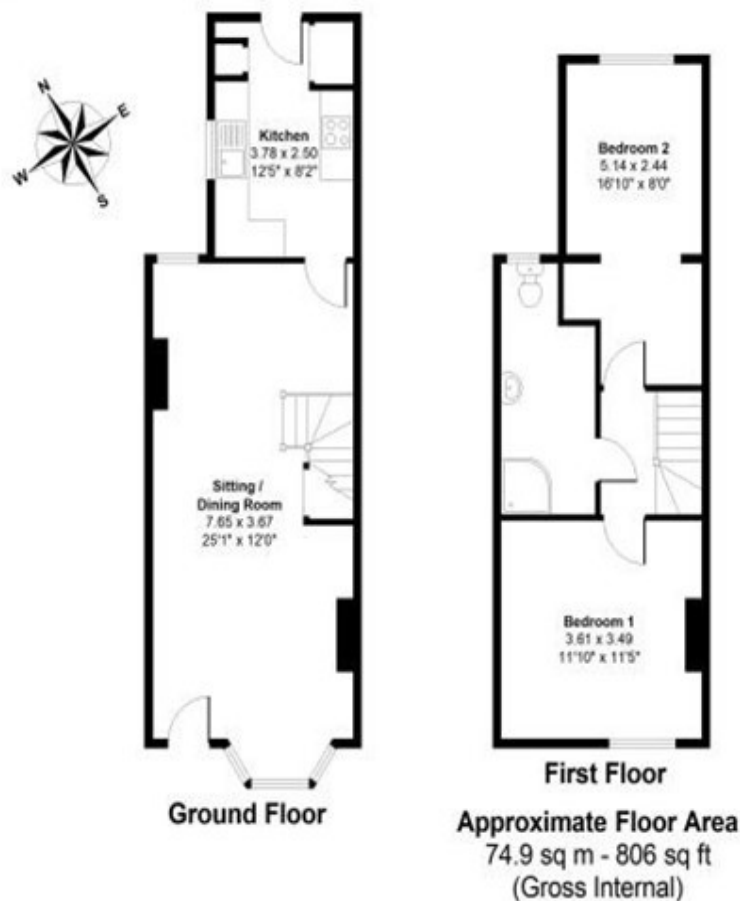
Directions

From the offices of **Simmons & Sons** proceed along the High Street turning left in to Station Road and continue past the Marlow Donkey public house in to Dedmere Road. Turn left in to Victoria Road where the property will be found on the right hand side where a representative of Simmons and Sons will meet you at the property.



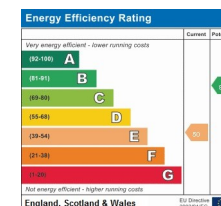
NOT TO SCALE

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Council Tax/Wycombe

Tax Band D



Services

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 and it is not our firm's policy to test services and domestic appliances, so we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

* Purchasers are advised to check with schools directly regarding catchment criteria.

VIEWINGS - Strictly by appointment with:

Simmons & Sons

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GALLERY