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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS



6 Queens Road
Marlow, SL7 2PX

O.I.E.O. £480,000
Freehold

**6 Queens Road
Marlow
SL7 2PX**

A Three Bedroom Mid-Terrace House

- **NO ONWARD CHAIN**
- Within a Short Walk of the High Street
- Within Catchment for Favoured Marlow Schools*
- Living Room
- Kitchen/Diner
- Three Bedrooms
- Bathroom
- Separate W.C.
- Rear Garden
- Radiator Gas Fired Central Heating & Double Glazing



NO ONWARD CHAIN. Situated in a popular and convenient position, this modern Three Bedroom Mid-Terrace house offers deceptively spacious and flexible living accommodation. Requiring some updating, the property benefits from being a short walk of the High Street, Train Station, Open Parkland and the River Thames and falling within catchment for favoured Marlow schools*. Early viewings are recommended to avoid disappointment.

Accommodation

The front door opens into an Entrance Porch with storage cupboard and sliding doors opening into the bright Entrance Hallway with stairs rising to the First Floor. The spacious, front aspect Kitchen/Diner is fitted with a range of light oak effect eye-level and base units with complementary worktops over - further storage is provided in the dining area. The walls and floors are tiled and there is space for a fridge/freezer. The Living room is a lovely space with lots of light flooding in from both the window and the double patio doors that lead out onto a small patio area. There is a brick-built fireplace with ornamental shelving. To the First Floor, the Landing provides further storage. There are Three Bedrooms, two with built-in wardrobes. There is a Bathroom and separate W.C.



Exterior

The Rear Garden is laid to lawn with a patio area. The front of the property is block paved.

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.

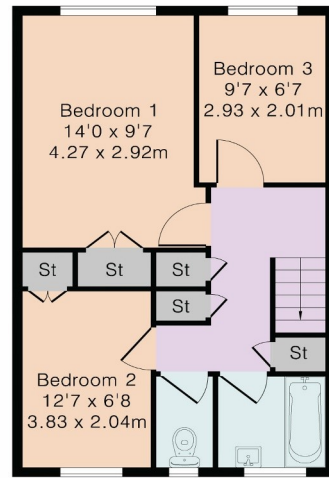
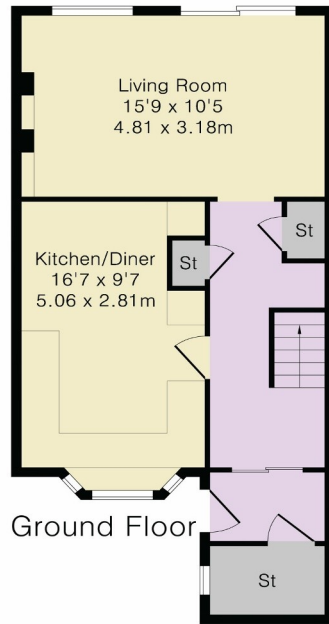
Directions

From the offices of **Simmons & Sons** of Marlow proceed out of Marlow along Spittal Street to the mini roundabout turning left into Dean Street. Take the second turning on the left into Queens Road and the property will be found on the left hand side. A representative of Simmons & Sons will meet you at the property.

- Purchasers are advised to check with schools directly regarding catchment criteria.
- Please note - for the purposes of the photos within these details, the photos are taken when tenanted. Property is now empty.



Approximate Gross Internal Area 877 sq ft – 81 sq m
 Ground Floor Area 467 sq ft – 43 sq m
 First Floor Area 410 sq ft – 38 sq m

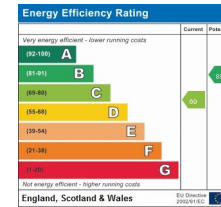


Ground Floor

First Floor

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.

VIEWINGS - Strictly by appointment with:

Simmons & Sons

T: 01628 484353

E: sales@simmonsandsons.com



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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32 Bell Street
 Henley-on-Thames
 Oxon
 RG9 2BH
 T: 01491 571111

1 High Street
 Marlow
 Bucks
 SL7 1AX
 T: 01628 484353

12 Wote Street
 Basingstoke
 Hants
 RG21 7NW
 T: 01256 840077

Peper Harow
 The Estate Office
 Godalming
 GU8 6BQ
 T: 01483 418151

