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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS

4 Green Verges
Marlow, SL7 3HT

Asking Price £575,000
Freehold

4 Green Verges

Marlow

SL7 3HT

A Three Bedroom Mid-Terrace House

- **NO ONWARD CHAIN**
- Level Walk to the High Street
- Spacious Living/Dining Room
- Fitted Kitchen
- Conservatory
- Three Bedrooms
- Modern Fitted Bathroom
- Potential for Improvement/Extension (STPP)
- Low Maintenance Front & Rear Gardens
- Separate Detached Garage with Parking Space



A smart, well maintained Three Bedroom Mid-Terraced home situated in this sought-after location falling within a level walk of the High Street, Station, Open Parkland, River Thames and in catchment of Sir William Borlase Grammar and Great Marlow Secondary schools along with Foxes Piece Infant & Junior school. This lovely property has the advantage of being “move-in” ready although with some decoration/improvement required and with potential to create a fantastic family home. Offered to the market with **NO ONWARD CHAIN** early viewings are advised.

Accommodation

Approaching the property through the low maintenance front garden, a decorative pathway leads to the front porch with double side aspect windows and stairs to the First Floor. The Living/Dining Room is spacious and bright with a large front aspect window - a focal point is the modern fireplace with oak effect mantle. From the Dining area, sliding doors lead into the Conservatory, a lovely spot to enjoy a coffee. The Kitchen is fitted with a range of eye-level and base pine units with complementary worktops over and appliance space for a dishwasher and washing machine - a glazed door opens into the rear garden. Upstairs are Three Bedrooms all with storage, both Bedroom One and Two are Doubles, with Bedroom Three a single. The Bathroom is a white fitted three piece suite.





Exterior

The Rear Garden is low maintenance, paved with a shingle border along one side with a variety of shrubs to add interest. There is a wooden shed, the whole being well enclosed for privacy. A rear gate leads to the separate, Detached Garage and Parking space.

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

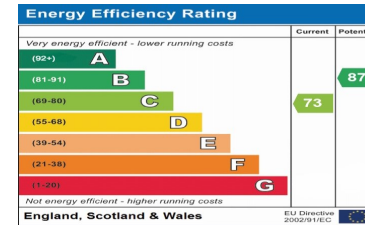
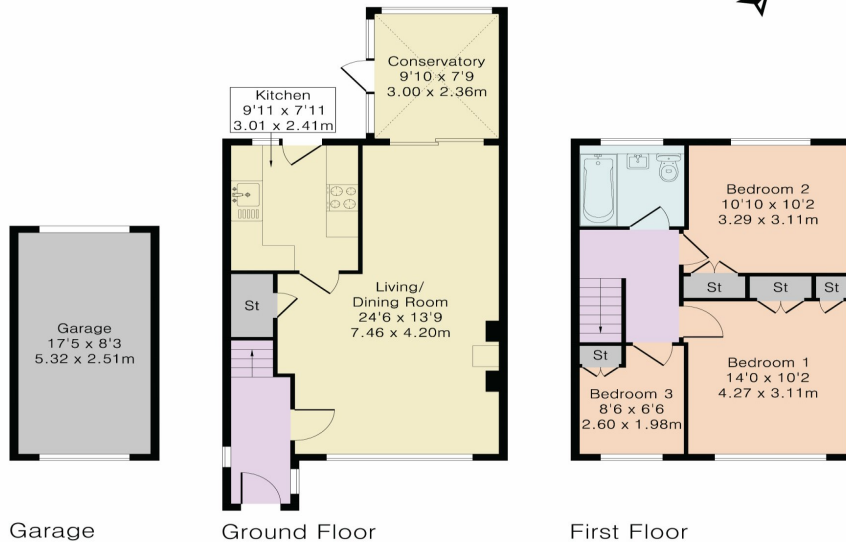
From the offices of **Simmons & Sons** Marlow proceed out of Marlow along Spittal Street crossing the mini-roundabout into Chapel Street. Turn left into the Wycombe Road where Green Verges will be found as the 2nd turning on the left hand side. The property can be found on the left. A representative from **Simmons & Sons** will meet you at the property.



Council Tax/Wycombe

Tax Band D

Approximate Gross Internal Area 1051 sq ft – 98 sq m
 Ground Floor Area 501 sq ft – 47 sq m
 First Floor Area 406 sq ft – 38 sq m
 Garage Area 144 sq ft – 13 sq m



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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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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