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SIMMONS & SONS
For Sale
01628 484353
www.simmonsandsons.com

55 Stapleton Close
Marlow , SL7 1TZ

Asking Price £685,000
Freehold

**55 Stapleton Close
Marlow
SL7 1TZ**

A Four Bedroom Link-Detached House

- **NO ONWARD CHAIN**
- Living/Dining Room
- Kitchen/Breakfast Room
- Cloakroom
- Four Good Size Bedrooms
- Rear & Front Garden
- Garage & Driveway Parking
- Cul-De-Sac Location
- Convenient & Popular Marlow Location
- Within Catchment for Favoured Schools*



NO ONWARD CHAIN Welcome to 55 Stapleton Close, a Four Bedroom Link-Detached House situated in a popular residential location in Marlow. Whilst this lovely property has been well maintained, some updating is required making it an ideal project for those purchasers wishing to “put their stamp” on a property and create a superb family home. Marlow High Street is close by, along with the Train Station, Open Parkland and River Thames. Falling within catchment for the favoured Great Marlow Secondary, Sir William Borlase Grammar and Foxes Piece Infant and Junior schools, early viewings are advised to avoid disappointment.

Accommodation

The property is approached via the front garden and driveway. The front door with porch opens into the Entrance Hallway with modern Cloakroom and stairs to the First Floor. The spacious double aspect Living/Dining Room runs the full length of the property and has double doors leading out into the front of the property and double doors leading out into the Rear Garden. The Kitchen/Breakfast Room is light and airy, with patio doors opening into the rear garden and Velux-style windows. There is a good range of eye-level and base units with complementary worktops over. A door opens into the integral Garage. To the First Floor are Four Bedrooms and a modern Family Bathroom.





Exterior

To the rear of the property, the garden is mostly laid to lawn with a patio area. The whole is enclosed by wood panel fencing. There is a lawned front garden and Driveway Parking along with access to the Garage.

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 crossing the mini roundabout into Chapel Street. Continue into the Little Marlow Road passing the BP petrol station on the right hand side. At the next mini roundabout turn left and then first right into Stapleton Close. Then Turn right at the T-junction and then right into the end of the cul-de-sac where a representative of Simmons & Sons will meet you at the property.



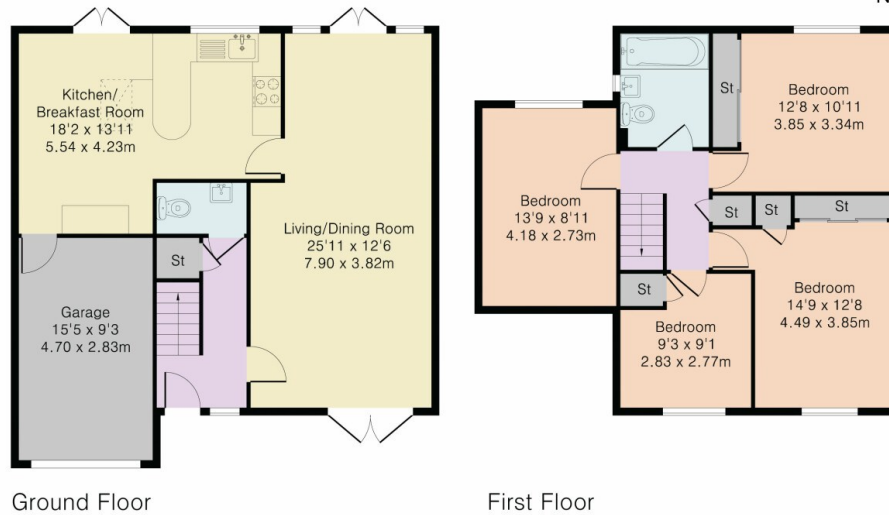
Council Tax/Wycombe

Tax Band E

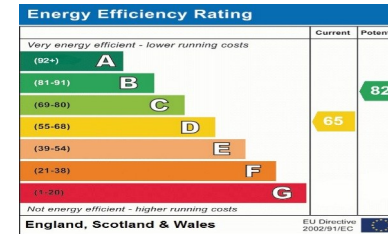
Approximate Gross Internal Area 1398 sq ft - 130 sq m

Ground Floor Area 774 sq ft – 72 sq m

First Floor Area 624 sq ft – 58 sq m



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 practice. 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.



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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