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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS



Rookery Court

4 Bedroom Mid-Terrace Town House in Popular Location


Offers Over £625,000

Freehold

**15 Rookery Court,
Marlow,
Buckinghamshire,
SL7 3HR**

- Green Fronting Position in Quiet Cul-De-Sac Location
- Sitting Room, Conservatory, Shower Room & Bedroom on Ground Floor
- Lounge/Dining Room, Balcony & Kitchen on First Floor
- Three Further Bedrooms & Shower Room on Second Floor
- Low Maintenance Rear Garden & Driveway Parking
- Multifunctional Carpeted Loft Room
- **No Onward Chain**

Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | 85 |
| (81-91) B | | |
| (69-80) C | | 66 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales <small>EU Directive 2002/91/EC</small>  | | |



Welcome to Rookery Court, a charming mid-terrace town house, situated in a popular cul-de-sac location, this property is just a short, level walk away from the High Street. Boasting 4 bedrooms, 2 bathrooms, and 2 receptions, this house is perfect for families looking for space and comfort. The conservatory is an added bonus, providing a relaxing space to unwind and enjoy the views of the garden. The lounge/Dining Room is double aspect, with a balcony and electric feature fireplace, allowing you to soak up the sunshine and relax. The low maintenance rear garden is perfect for those who love to entertain guests or simply relax in a peaceful environment. Although in good condition, this property requires a level of modernisation, allowing you to add your personal touch and make it your own. Don't miss out on the chance to make Rookery Court your new home.



Exterior

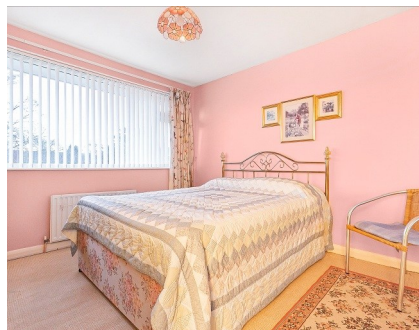
The rear Garden is paved and shingled for Low maintenance and has raised flower beds and timber shed enclosed by wood panelled fencing and brick retaining wall. The front has hardstanding driveway parking for two vehicles.

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 turning left at the mini roundabout into Dean Street turning right into Trinity Road. Continue along the road past the car park and at the T Junction turn right into Wethered Road following the road round to the right where Rookery Court will be found as the first turning on the right hand side. Continue round Rockery Court and the property will be found on the right hand side. A representative of Simmons & Sons will meet you at the property.



Council Tax - Bucks County Council

Tax Band E

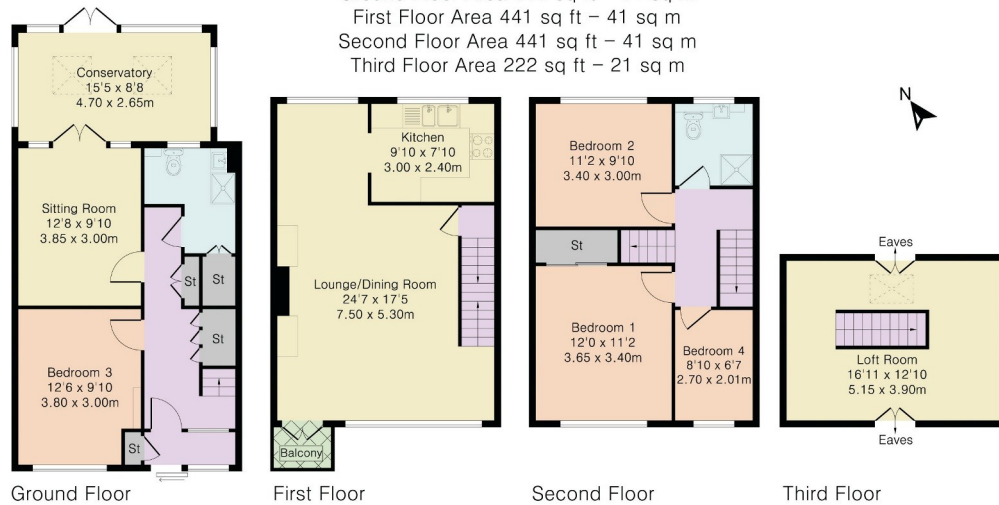
Approximate Gross Internal Area 1687 sq ft - 157 sq m

Ground Floor Area 583 sq ft – 54 sq m

First Floor Area 441 sq ft – 41 sq m

Second Floor Area 441 sq ft – 41 sq m

Third Floor Area 222 sq ft – 21 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 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.



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