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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS

Spring Gardens, Marlow

A Spacious, Versatile 4-Bed End Terrace Home

£750,000

Freehold


22 Spring Gardens, Marlow, Buckinghamshire, SL7 3HS

Downstairs:

- Lounge, Study, Family Room/Fifth Bedroom
- Kitchen/Diner & Utility Area, Toilet, Boot Room.

Upstairs:

- Four Double Bedrooms
- Family Bathroom, En-Suite to Main Bedroom
- 2 Loft Access Points

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Introducing this delightful end of terrace home in a sought-after and convenient Marlow location. The property offers comfortable and versatile living accommodation and boasts a double-story side extension & single-story rear extension, creating a very spacious home by almost doubling the original size. The downstairs study is ideal for working from home, and the open plan kitchen/diner is perfect for family meals and entertaining guests. Upstairs, there are four similar-sized double bedrooms, including a master bedroom with en-suite, and an upstairs family bathroom. Outside, a single garage is at the rear of the property, forming part of a private, well-proportioned corner plot garden, perfect for outdoor gatherings and relaxation. The property is in good condition and sized at 1655 sq ft, this home is ideal for families looking for a spacious, well-appointed residence. The property is on a residential road located just a 0.3-mile level walk to the top of Marlow High Street, which boasts an excellent range of well-regarded food, drink, shopping, sporting, and social facilities. Close at hand is Rookery Park and access to the Chilterns is a short walk away.



Exterior

To the front of the property, the garden has flower and shrub borders, a central slate shale area and flagstone path. There is a single step up to a lean-to porch and front door. The rear garden is wider than average for the area due to being the end of terrace house. There is a large, 2-tiered patio area to a flagstone pathway, shaped lawn area with flowers and shrub borders. There is gated rear access to the garden and single garage.

Situation

Marlow is a charming and historic town set alongside the River Thames and surrounded by beautiful countryside. It is the perfect location for enjoying the river, Michelin-starred or casual dining, pubs, shopping with a difference, enjoying historical buildings or taking part in the many sports and recreational activities available in the area. The railway station in Marlow provides access to London and Reading (Elizabeth Line and GWR). 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. Turn left into the Wycombe Road and second left into Green Verges which merges into Spring Gardens. The property is found on the right-hand side. A representative of Simmons & Sons will meet you at the property.





Spring Gardens, Marlow, SL7

Approximate Area = 1514 sq ft / 140.6 sq m

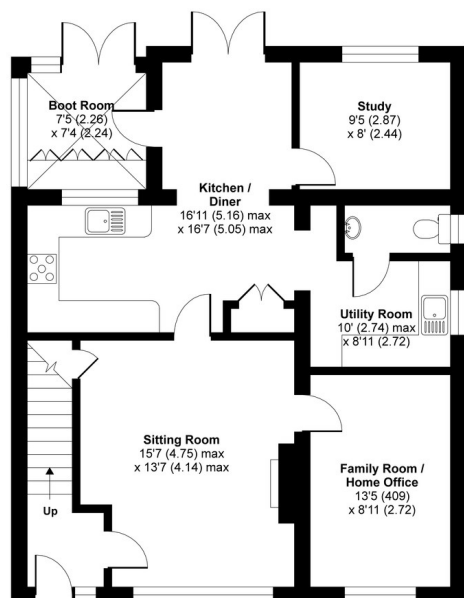
Garage = 141 sq ft / 13 sq m

Total = 1655 sq ft / 153.7 sq m

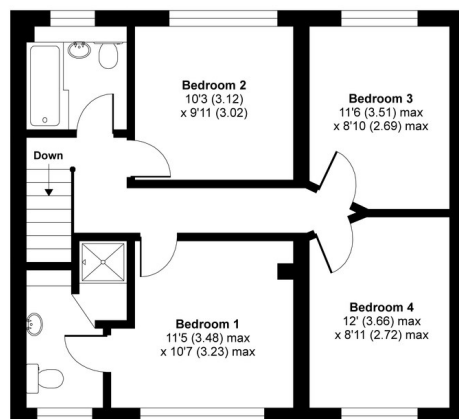
For identification only - Not to scale

Council Tax - Buckinghamshire County Council

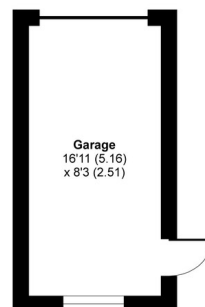
Tax Band E



GROUND FLOOR



FIRST FLOOR



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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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Simmons & Sons. REF: 758617

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