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**SIMMONS & SONS**



**Spring Gardens, Marlow**

**Asking Price £525,000**

A Three Bedroom Mid-Terrace House A Short Walk Of The High Street

Freehold



## 17 Spring Gardens, Marlow, SL7 3HS

- Through Lounge/Diner
- Fitted Kitchen
- Three Bedrooms
- Bathroom
- Southerly Facing Rear Gardens
- Garage & Driveway Parking
- No Onward Chain



Introducing this three-bedroom mid-terrace property located in this popular position in the desirable town of Marlow. The property boasts a southerly facing low maintenance fully paved rear garden, perfect for enjoying the sunshine, and convenient garage and driveway parking at the rear via a service road. Situated just a short walk from the High Street, this property is ideal for those seeking a central location. With no onward chain, this house sale presents a fantastic opportunity for home buyers looking to make their move without delay. Within a mere 0.7 miles of Higginson Park, residents can enjoy leisurely strolls along the River Thames and take advantage of the nearby playground. Additionally, the top of the High Street is just 0.3 miles away, providing easy access to a range of amenities and eateries. Families will also appreciate the proximity of fantastic local schools catering to all ages. Spanning 921 sq. ft, this property offers a comfortable living space with 1 bathroom, making it suitable for families or professionals looking for a stylish residence in Marlow.



## Exterior

To the front of the property, it is mainly laid to lawn with a path leading to the front door. To the rear of the property the garden is fully paved with feature flower bed borders and all enclosed by wood panel fencing. There is also gated access at the end of the garden to the driveway parking and 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.



## Services

Heating: Gas fired hot water radiators

Water: Mains Supply

Sewerage: Mains Supply

Broadband: Ask Agent

Local Authority - Buckinghamshire Council

Council Tax Band - D

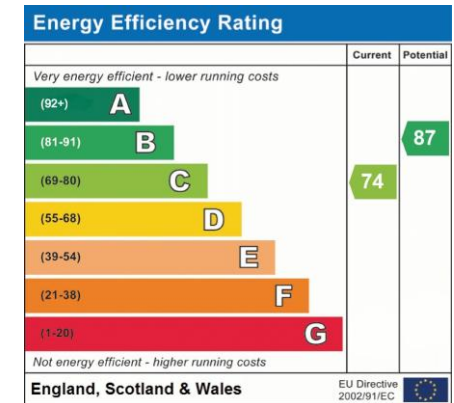
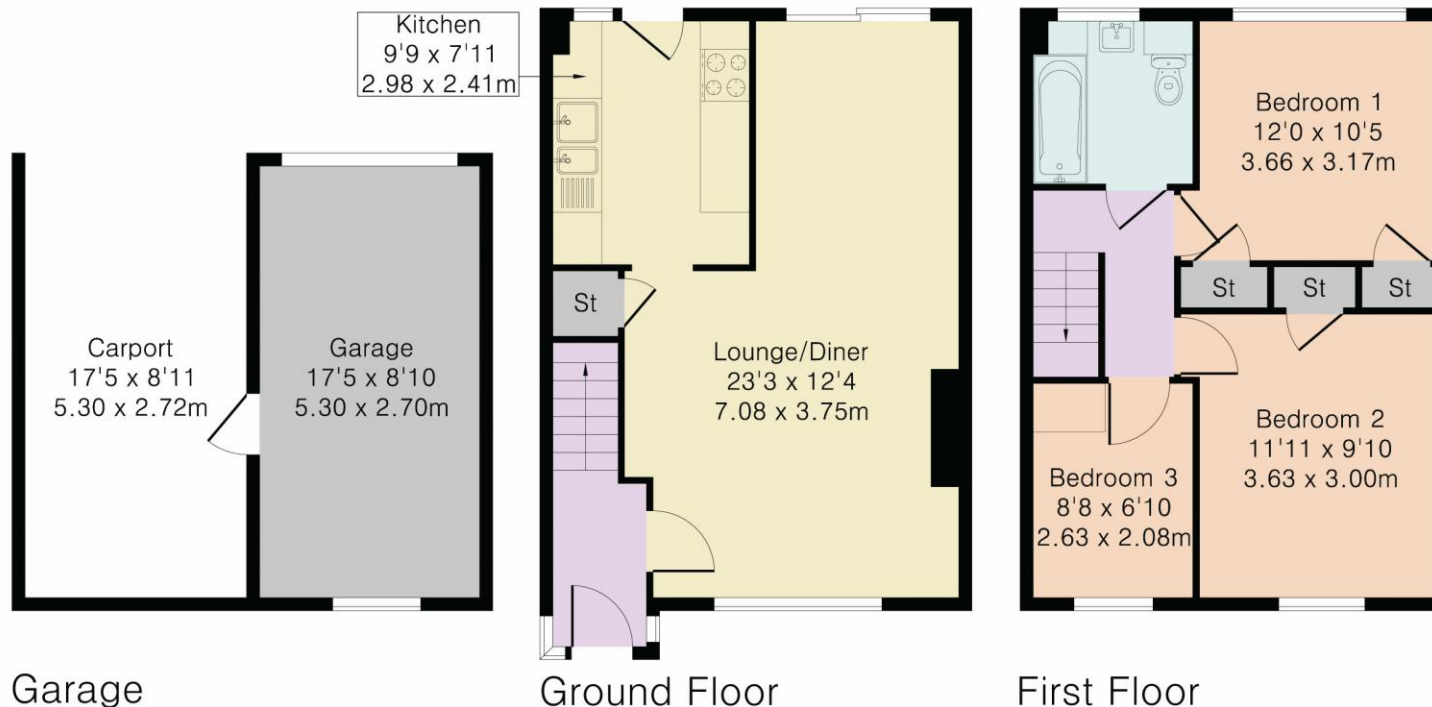
Energy Performance Rating - C74

## Approximate Gross Internal Area 921 sq ft - 85 sq m

Ground Floor Area 387 sq ft – 36 sq m

First Floor Area 380 sq ft – 35 sq m

Garage Area 154 sq ft – 14 sq m



**VIEWINGS - Strictly by appointment only with Simmons & Sons - Marlow Sales**

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