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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS

Malthouse Way, Marlow

Terrace House a Short Walk of the High Street and Higginson Park

Guide Price £725,000

Freehold

5 Malthouse Way, Marlow, SL7 2UE

- Lounge/Diner & Conservatory
- Modern Fitted Kitchen & Cloakroom
- Main Bedroom with En-Suite Bathroom
- Second Bedroom with Built in Wardrobe
- Shower Room Servicing the Second Bedroom
- Westerly Facing Courtyard Garden
- Allocated Parking
- NO ONWARD CHAIN



Located in this desirable area of Marlow, this terrace property, built by Berkeley Homes in the early 1990s, is in excellent condition throughout and is being offered to the market with NO ONWARD CHAIN. The property boasts a sunny Conservatory with views of the low maintenance Westerly facing courtyard Garden, perfect for enjoying the outdoors. Inside, the Lounge/Diner features a gas real-flame fireplace, ideal for cosy winter evenings. The modern fitted Kitchen and high ceilings add to the contemporary feel of the home. With two double bedrooms, including a Main Bedroom with a built-in wardrobe and En-Suite Bathroom, as well as a second Bedroom with its own built-in wardrobe and a convenient Shower Room off the landing, this property offers comfortable living spaces. The allocated Parking at the rear for one vehicle adds to the convenience of this home. Situated in Malthouse Way, Marlow, which sits on the Site of the Wethered's Brewery, which was a significant part of Marlow's History, this property benefits from a prime location facing the entrance to Court Gardens and Higginson Park. Enjoy picturesque walks along the River Thames and a short, level walk to the High Street with its charming coffee shops, boutiques, and high-end restaurants such as "The Ivy" and Tom Kerridge's renowned establishments. This property is truly a must-see for homebuyers looking for a modern home in a sought-after area.



Exterior

To the front of the property there is a sitting area and path to the front door enclosed by a brick retaining wall, an outside tap and feature flower beds and mature shrub borders and the front door is covered by a storm porch. To the rear of the property, it is block paved for low maintenance and has a timber shed and raised feature flowerbed, enclosed by brick wall and timber fencing and has gated rear access to the allocated 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.



Services

Heating: Gas fired hot water radiators

Water: Mains Supply

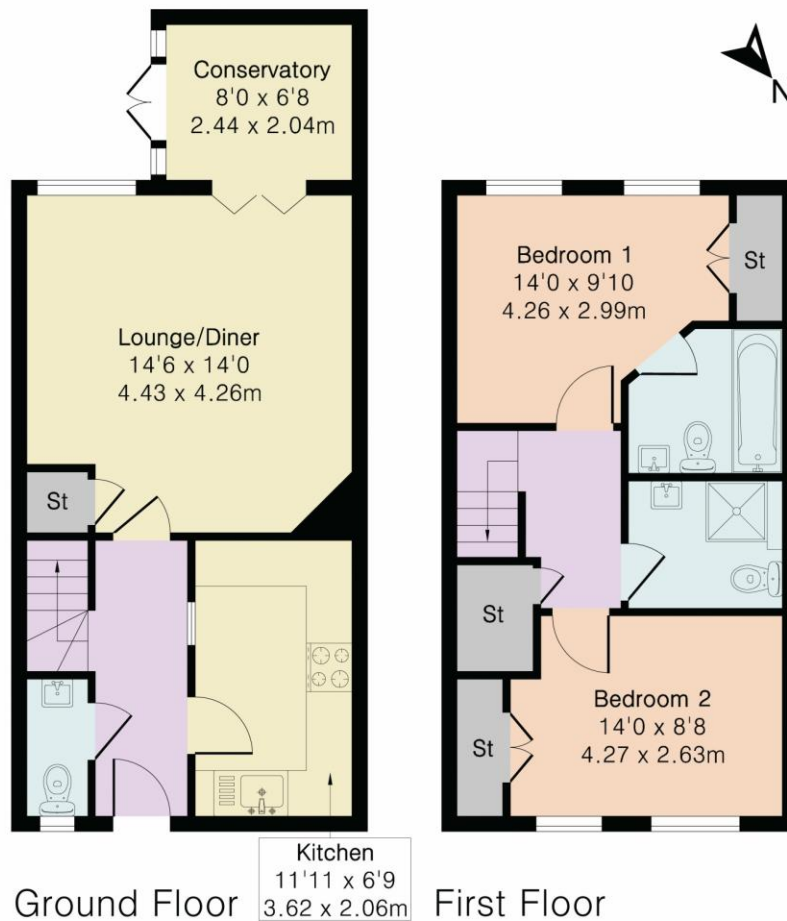
Sewerage: Mains Supply

Agent's Note: Vendor has advised the Chimney has been capped, so will need re-opening before use.

Approximate Gross Internal Area 808 sq ft - 75 sq m

Ground Floor Area 433 sq ft – 40 sq m

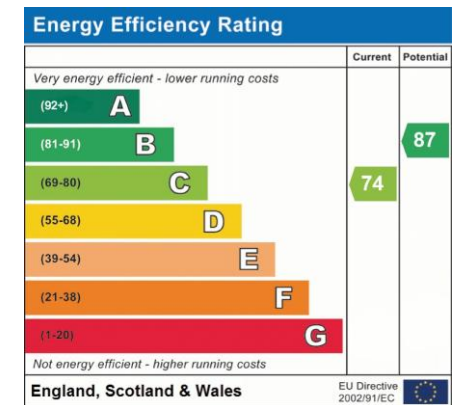
First Floor Area 375 sq ft – 35 sq m



Local Authority - Buckinghamshire Council

Council Tax Band - E

Energy Performance Rating - **C74**



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

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