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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

**SIMMONS & SONS**

**Marlow Bottom Road, Marlow Bottom**

Detached House

**Asking Price £775,000**

Freehold

## 171 Marlow Bottom Road, Marlow Bottom, SL7 3PL

- In need of Refurbishment and Modernisation Throughout
- Approximately 0.2 Acre Plot
- Double Aspect Through Lounge/Diner
- Kitchen/Breakfast Room
- Two Bathrooms
- Garage & Driveway
- Southerly Facing Rear Garden
- NO ONWARD CHAIN



Introducing this Detached House nestled in Marlow Bottom, offering an opportunity for those looking to create their dream home. Sat on a generous 0.2 Acre Plot, this property presents a blank canvas in need of modernisation throughout, allowing you to add your own personal touch. With three bedrooms, a double aspect through Lounge/Diner, a ground floor Shower Room, and a first-floor Bathroom with a separate W/C, this home provides ample space for all your needs. The integral Garage offers potential to be converted into additional living space or a downstairs bedroom (subject to planning permission), while driveway parking ensures convenience. The property boasts a good-sized Southerly facing Garden, perfect for outdoor gatherings and relaxation. Located in the heart of Marlow Bottom, residents can enjoy easy access to Burford School, as well as a range of amenities including restaurants, shops, a pharmacy, a coffee shop, and the popular Rebellion Brewery. Additionally, the property is just 1.6 miles from Marlow High Street with its array of boutique shops, eateries, and cafes. This property is offered with NO ONWARD CHAIN.



## Exterior

To the front of the property there is brick-block paved driveway parking for several vehicles, a lawn area and feature flower beds and access to the rear of the property. To the rear of the property, it is a good size garden split over different levels all enclosed by mature shrub borders.

## Situation

Marlow Bottom is situated to the north of Marlow town centre, offering its own local shops and Burford Combined First and Middle School. The town centre of Marlow is a few miles away and offers a more comprehensive range of facilities. The railway station in Marlow provides access to London (Paddington via Maidenhead GWR & Elizabeth Line) 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: Septic Tank (to the front of the property)

Broadband: Ask Agent

Local Authority - Buckinghamshire Council

Council Tax Band - F

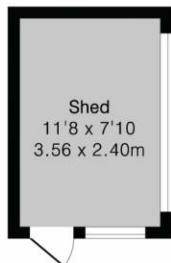
Energy Performance Rating - D62

**Approximate Gross Internal Area 1287 sq ft - 120 sq m  
(Excluding Outbuilding)**

Ground Floor Area 688 sq ft – 64 sq m

First Floor Area 599 sq ft – 56 sq m

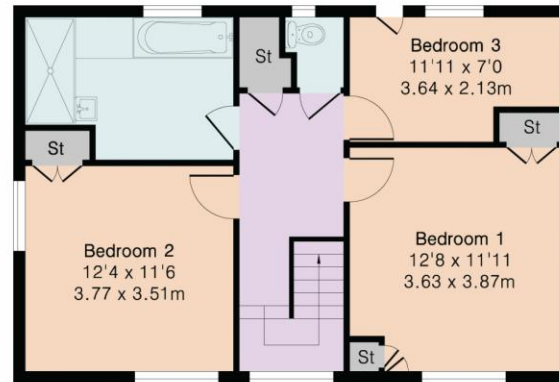
Outbuilding Area 92 sq ft – 9 sq m



Outbuilding



Ground Floor



First Floor

| Energy Efficiency Rating                    |                   |
|---------------------------------------------|-------------------|
|                                             |                   |
|                                             | Current Potential |
| Very energy efficient - lower running costs |                   |
| (92+) <b>A</b>                              |                   |
| (81-91) <b>B</b>                            |                   |
| (69-80) <b>C</b>                            | 80                |
| (55-68) <b>D</b>                            | 62                |
| (39-54) <b>E</b>                            |                   |
| (21-38) <b>F</b>                            |                   |
| (1-20) <b>G</b>                             |                   |
| Not energy efficient - higher running costs |                   |
| England, Scotland & Wales                   |                   |
| EU Directive 2002/91/EC                     |                   |

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

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