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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS

South Place, Marlow

Mid-Terrace Victorian Cottage in Popular Cul-De-Sac Location

Guide Price £500,000

Freehold

17 South Place, Marlow, SL7 1PY

- Lounge Area & Dining Area
- Modern Fitted Kitchen
- Modern White Suite Bathroom
- Two Bedrooms
- Low Maintenance Courtyard Rear Garden
- Short Walk of the High Street & Train Station
- Planning Application was Previously Granted for Construction of Part Single, Part Two Storey Rear Extension (21/08589/FUL)
- Rear flat roof replaced recently with 20-year guarantee
- NO ONWARD CHAIN



A charming Mid-Terrace Victorian Cottage located in a popular cul-de-sac just a short walk from the bustling High Street of Marlow. This property boasts a spacious and airy interior, with a planning application previously granted for a rear extension, offering even more potential to this already delightful home. Inside, you will find two bedrooms, a stylish bathroom, and a comfortable living space perfect for relaxing or entertaining guests. The low maintenance courtyard rear garden provides a private outdoor space for enjoying the fresh air and hosting gatherings. Situated just 0.2 Mile from the bottom of Marlow High Street, residents can enjoy easy access to a range of shops, boutiques, restaurants, and coffee shops. For those who appreciate nature, the entrance to Higginson Park is also a short stroll away, offering picturesque walks along the River Thames. Conveniently located just 0.3 Mile from Marlow Train Station, commuting is a breeze for those who need to travel for work or leisure.



Exterior

To the rear of the property you will find a tiled floor area outside the door from the Kitchen. This tiled area then leads to the main patio area with seating space and enclosed by brick-built walls and wooden fencing.

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

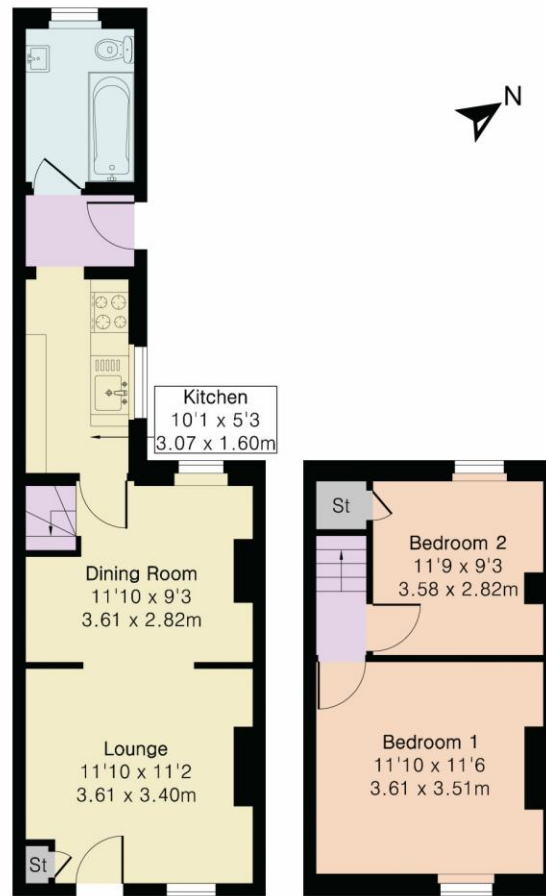
Sewerage: Mains Supply

Broadband: Ask Agent

Approximate Gross Internal Area 636 sq ft - 59 sq m

Ground Floor Area 384 sq ft - 37 sq m

First Floor Area 252 sq ft - 22 sq m



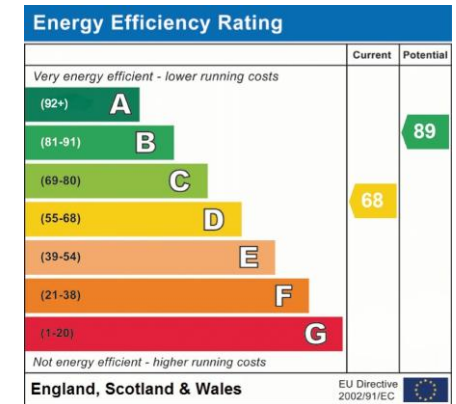
Ground Floor

First Floor

Local Authority - Buckinghamshire Council

Council Tax Band - D

Energy Performance Rating - D68



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

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