



Trusted since 1802
HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS

Newtown Road, Marlow

Semi-Detached Family Home with No Onward Chain

Offers In Excess Of £675,000

Freehold

70 Newtown Road, Marlow, SL7 1LA

- Scope for development/extending (STPP)
- Lounge with bay window & dining room
- Fitted kitchen
- Three bedrooms
- Modern bathroom
- Large south-westerly facing rear garden
- Gated driveway parking
- Fully refurbished a year ago
- Rented out for the last year at £2,250 pcm (exclusive of all bills)
- No onward chain



Introducing this semi-detached family home in the desirable town of Marlow. Boasting a large south-westerly facing rear garden, this property offers great scope for future development and with potential for extension (STPP). Benefiting from gated driveway parking for several vehicles to the rear, this home is perfect for families looking for convenience and space. Offered to the market with no onward chain, it presents a fantastic opportunity for home buyers. Located to the east of Marlow, this property provides easy access to the town's local schools for all ages and is just 0.5 miles from the train station. With a leisurely 0.7 mile level walk to Marlow high street, residents can enjoy a variety of shops, boutiques, coffee shops, and restaurants as well as Higginson Park with its children's playground and scenic walks along the River Thames allows for a perfect blend of relaxation and recreation. This well-maintained property features 3 bedrooms, 1 bathroom, and offers a spacious of 815 sq. ft. The property is in good condition, making it an appealing choice for those seeking a comfortable and inviting family home.



Exterior

To the front of the property, it is mainly laid to lawn with feature flower beds with a path to the front door and to the side gate all enclosed by timber fencing and mature shrub borders. To the rear of the property, you will find an extensively paved area ideal for relaxing or alfresco dining which then opens to the large lawn area with outdoor storage shed enclosed by timber fencing and mature shrub borders. There is access at the bottom of the garden to the gated parking area.

Situation

Marlow is a charming and historic town set on the banks of the River Thames, surrounded by the beautiful Chiltern countryside designated as an Area of Outstanding Natural Beauty. Marlow offers a variety of cafes, bars and restaurants and is a perfect place for enjoying the River Thames and shopping with a difference. Many recreational activities are available within the local area and there are excellent schools for children of all ages available in both Marlow and surrounding districts. Marlow station provides access to London Paddington (GWR & Elizabeth Line) and is within easy access of the M4 and M40.



Services

Heating: Gas fired hot water radiators

Water: Mains Supply

Sewerage: Mains Supply

Local Authority - Buckinghamshire Council

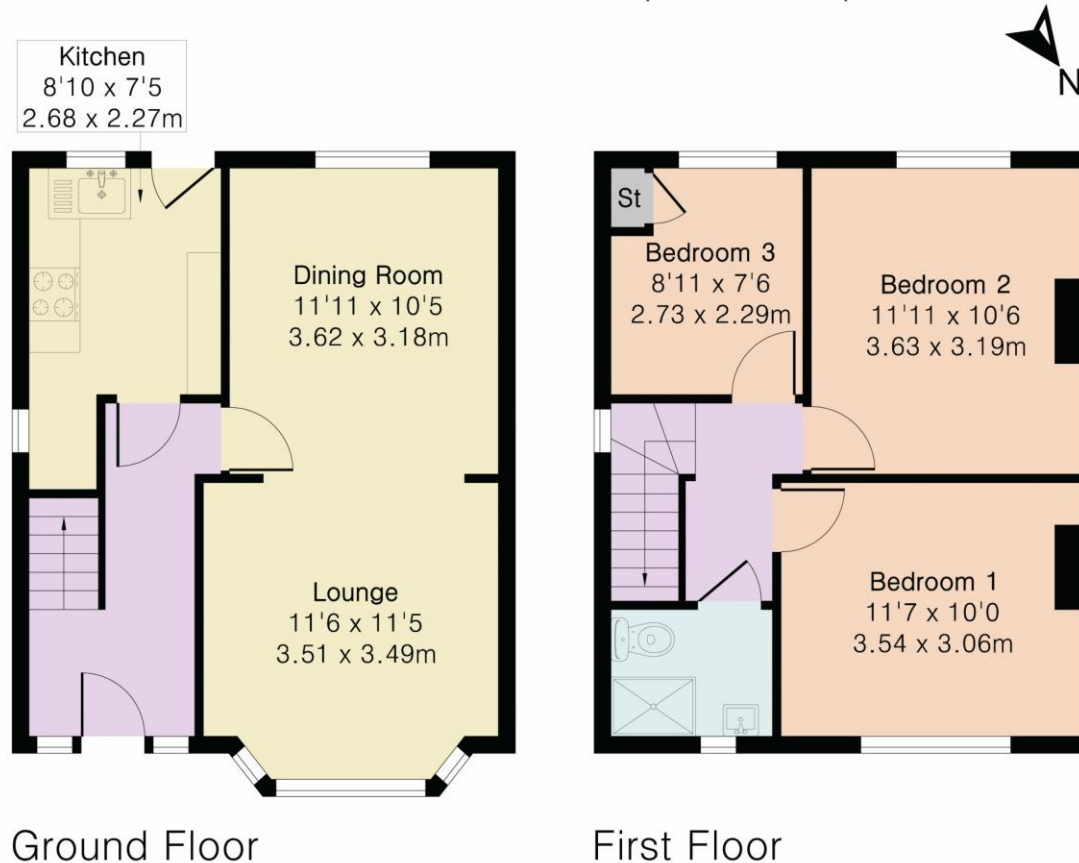
Council Tax Band - D

Energy Performance Rating - C70

Approximate Gross Internal Area 815 sq ft - 75 sq m

Ground Floor Area 414 sq ft – 38 sq m

First Floor Area 401 sq ft – 37 sq m



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

T: 01628 484353

E: marlowsales@simmonsandsons.com

W: <http://www.simmonsandsons.com>

Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Simmons & Sons has any authority to make or give any representation or warranty whatsoever in relation to this property.

Sales

Lettings & Management

Commercial

Development

Rural

32 Bell Street
Henley-on-Thames
Oxon
RG9 2BH
T: 01491 571111

1 High Street
Marlow
Bucks
SL7 1AX
T: 01628 484353

12 Wote Street
Basingstoke
Hants
RG21 7NW
T: 01256 327711

Peper Harow
The Estate Office
Godalming
GU8 6BQ
T: 01483 418151

SIMMONS & SONS