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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS

West Street, Marlow

Characterful Grade II Listed Victorian Mid-Terrace Cottage

Guide Price £645,000

Freehold

172 West Street, Marlow, SL7 2BU

- Boasting Original Features such as Panelled Walls and Fireplaces
- A Short Flat Walk of the Town Centre
- Lounge & Separate Dining Room
- Fitted Kitchen & Utility/Garden room with Views to the Private Rear Garden
- Two Bedrooms and Bathroom to the First Floor
- Pretty Front Garden and Private Rear Garden
- Garage & Driveway Parking
- Sought After Location on the West Side of Marlow



Welcome to this characterful Victorian Grade II listed Cottage located on the West side of Marlow. This charming property boasts original features such as panelled walls and fireplaces and offers a tucked away private position off West Street. The driveway parking and garage at the rear of the property add convenience, while the picturesque approach through the long front garden sets a welcoming tone. With an approximately 50ft private rear garden complete with a patio area, this property is perfect for entertaining guests. The sought-after location provides easy access to the town centre, offering a variety of shops, boutiques, coffee shops, and high-end restaurants. Additionally, you'll be a short distance of the renowned Hand & Flowers restaurant owned by Tom Kerridge. This mid-terrace Victorian Cottage offers 777 Sq. ft of living space, featuring 2 bedrooms and 1 bathroom. This property is ideal for those looking for a comfortable home in a desirable location. Don't miss the opportunity to view this beautiful property in Marlow.



Exterior

To the front of the property there is gated access that opens to a long path that cuts through the garden with its feature flowerbeds and mature shrub borders that leads to a patio area outside the front door. To the rear of the property there is an extensive patio area and a path leading to the gated rear entrance. There are feature flower beds, a mature apple tree, mature shrub borders all enclosed by brick-built walls and wooden fencing. At the rear of the property, you will find the garage as well as parking for 2-3 Vehicles.

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



Local Authority - Buckinghamshire Council

Council Tax Band - E

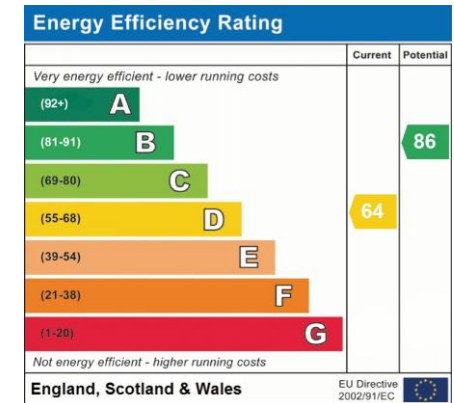
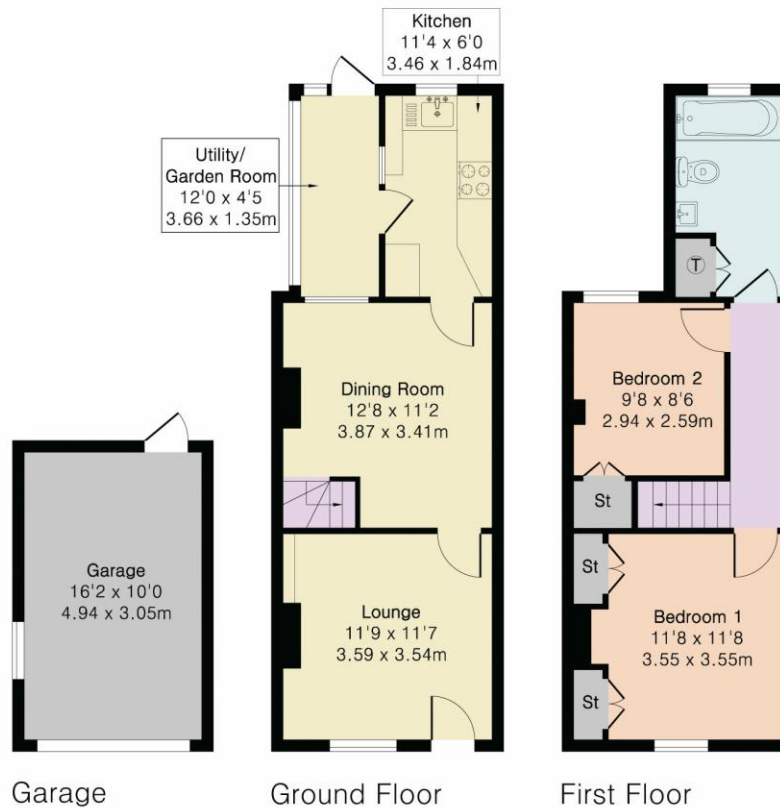
Energy Performance Rating - D64

**Approximate Gross Internal Area 777 sq ft - 73 sq m
(Excluding Garage)**

Ground Floor Area 416 sq ft - 39 sq m

First Floor Area 361 sq ft - 34 sq m

Garage Area 162 sq ft - 15 sq m



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

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