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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

**SIMMONS & SONS**

**Spring Gardens, Marlow**

Extended Mid-Terrace House a Short Walk of the High Street

**Guide Price £530,000**

Freehold

## 21 Spring Gardens, Marlow, SL7 3HS

- Double aspect through lounge/diner
- Fitted kitchen & downstairs cloakroom
- Three Bedrooms
- Three-piece white bathroom suit
- Garage & carport parking to the rear
- No onward chain
- Ideal for first time buyers or buy-to-let landlords
- In need of modernisation throughout
- A good selection of schools for all ages nearby



Introducing a fantastic opportunity for home buyers in Marlow! This extended mid-terrace house offers an ideal canvas for first-time buyers looking to add their personal touch, or for savvy buy-to-let landlords seeking a great investment. Located just a short level walk from Marlow High Street, this property is convenient for those who enjoy boutique shopping, dining out, and leisurely strolls along the River Thames at Higginson Park. Families will appreciate the proximity to excellent schools catering to all ages. Featuring three bedrooms and a spacious double aspect lounge/diner, this home boasts a sunny south-facing fully paved garden for low maintenance living. With a garage and carport parking at the rear via a service road, you'll have no trouble finding space for your vehicles. Offered to the market with no onward chain, this property spans 935 sq. ft and presents an exciting opportunity for you to make it your own. In need of modernisation throughout, it's the perfect chance to put your stamp on a property in a sought-after location.



## Exterior

To the front it is mainly laid to lawn with a path to the front door. To the rear of the property you will find the low maintenance paved south facing garden enclosed by wooden fencing. There is also gated rear access to the car port parking and garage.

## 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 935 sq ft - 87 sq m (Excluding Garage)

Ground Floor Area 530 sq ft – 49 sq m

First Floor Area 405 sq ft – 38 sq m

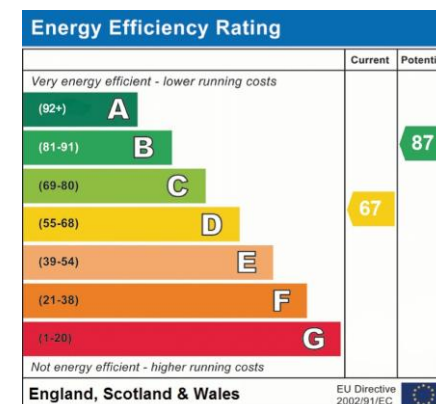
Garage Area 126 sq ft – 12 sq m



Local Authority - Buckinghamshire Council

Council Tax Band - D

Energy Performance Rating - D67



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

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