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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS



Pound Crescent, Marlow

Detached Three Bedroom Bungalow in quiet Cul-de-sac Location

Offers In Excess Of £950,000

Freehold

17 Pound Crescent, Marlow, SL7 2BG

- Recently fully modernised and refurbished throughout
- Modern open plan living kitchen/dining/sitting room/study area & separate utility room
- Main bedroom with en-suite shower room & two further double bedroom
- Modern fitted family bathroom
- Smart controlled underfloor heating
- Flexible area that could be used as a study/work/play area
- Sought after cul-de-sac location within 0.4 miles of Marlow high street
- Within walking distance of Sir William Borlase's Grammar School



Introducing this stunning extended detached bungalow, located in a quiet cul-de-sac in the sought-after west side of Marlow. This modernised and fully refurbished (in 2023) property boasts a spacious open plan layout, perfect for the social family, with a kitchen, sitting room, dining room and study area all connected seamlessly. The main bedroom features an en-suite shower room, alongside two further double bedrooms and a modern family bathroom. The property offers a mainly laid to lawn flat garden with an outside entertaining area for alfresco dining, as well as driveway parking for two vehicles. Offered to the market with no onward chain, this 1231 sq. ft. home presents an excellent opportunity for a hassle-free move. Situated just a 0.4 miles level walk from Marlow high street, residents can enjoy the collection of boutiques, shops, coffee shops, art galleries, and high-end restaurants. Additionally, the nearby Higginson Park offers a popular children's playground and picturesque walks along the River Thames. With the acclaimed Sir William Borlase's Grammar School within a short walk, this property is perfectly positioned for families looking to settle in a desirable location.



Exterior

To the front of the property, you will find the brick-block paved driveway parking area for two vehicles and the mainly laid to lawn area with feature flower bed. To the rear of the property, it is mainly laid to lawn with a patio area by the back door as well as an additional covered patio area at the rear of the garden and a garden shed all enclosed by wooden fencing.

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

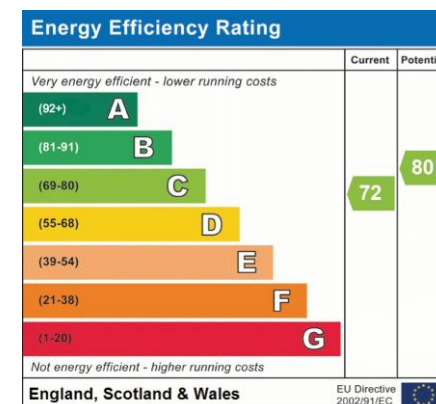
Heating: Underfloor Heating

Water: Mains Supply

Sewerage: Mains Supply

Broadband: Ask Agent

Energy Performance Rating - C72



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