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SIMMONS & SONS

Brill Close, Marlow

Well Presented Three-Bedroom Mid-Terraced Home

Guide Price £615,000

Freehold

12 Brill Close, Marlow, SL7 2RH

- Extended and well-planned living accommodation
- Spacious Lounge with bay window
- Modern open plan kitchen/diner with under-floor heating
- Separate home office/gym & store
- Modern family bathroom
- Low maintenance rear garden
- Off-road parking for 2 vehicles
- Located in an elevated position to the west of Marlow
- Catchment for favoured Marlow schools



Situated on the popular Brill Close to the west of Marlow, this well presented three-bedroom extended mid-terraced house offers the perfect blend of modern family living and a peaceful community setting. Overlooking a charming open green, the property boasts an enviable location within walking distance of the renowned Spinfield Primary and Sir William Borlase Grammar School, making it a top choice for families aspiring to benefit from Marlow's excellent educational offerings. The welcoming front aspect sitting room is bathed in natural light thanks to a large bay window, providing an inviting space to relax while enjoying pleasant views across the green. A thoughtfully designed open-plan kitchen/diner lies to the rear, enhanced by double doors that connect the living area with the beautifully enclosed, low-maintenance back garden - a perfect setting for alfresco dining and family gatherings. There are two generous double bedrooms and a comfortable single room. The bathroom features a sleek, three-piece white suite, complementing the property's impressive finish throughout. For those needing to work from home or seeking extra storage, a separate home office and store offer vital versatility. Further highlights include driveway parking to the rear, with the green frontage further enhancing the kerb appeal. Set within a peaceful cul-de-sac. This property delivers space, convenience, and a superb location.



Exterior

The garage at the rear of the property has been converted with access at the front for storage and a separate door to the side for the access to a useful adaptable space with electricity for a home office/playroom/gym. The rear garden is paved for low maintenance and being ideal for outdoor entertaining. To the front of the property is a small lawned area with pathway to property. There is also off-road parking for two cars.

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

**Approximate Gross Internal Area 841 sq ft - 79 sq m
(Excluding Outbuilding)**

Ground Floor Area 469 sq ft – 44 sq m

First Floor Area 372 sq ft – 35 sq m

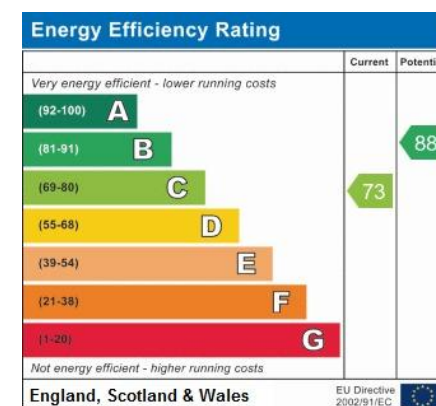
Outbuilding Area 107 sq ft – 10 sq m



Local Authority - Buckinghamshire Council

Council Tax Band - E

Energy Performance Rating – **C73**



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

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