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SIMMONS & SONS

Dedmere Court, Marlow

Extended End Terrace House in Popular Cul-De-Sac Location

Guide Price £625,000

Freehold

7 Dedmere Court, Marlow, SL7 1PL

- NO ONWARD CHAIN
- Good sized corner plot with front, side & rear gardens
- Spacious Through lounge/diner & modern fitted kitchen & downstairs cloak room
- Full width conservatory leading on to the garden
- Three good sized bedrooms
- Modern family bathroom
- Garage & driveway parking
- Within 0.5 miles level walk of the high street
- Within 0.3 miles level walk of the train station



Situated in a highly sought-after cul-de-sac in Marlow, this extended end of terrace house at Dedmere Court offers an excellent opportunity to acquire a spacious family home with no onward chain. Set on a generous corner plot, the property benefits from front, side, and rear gardens, providing ample outdoor space and privacy. Inside, the accommodation comprises three well-proportioned bedrooms and a modern family bathroom. The ground floor features a spacious through lounge/diner, a contemporary fitted kitchen, and a convenient downstairs cloakroom. A full-width conservatory extends from the living area, creating a bright and airy space that seamlessly connects to the rear garden. Additional benefits include a garage and driveway parking, enhancing practicality and convenience. The property is ideally located within 0.5 miles of Marlow High Street and just 0.3 miles from the train station, making it perfectly positioned for access to local amenities and transport links. Offered as a freehold with an Energy Performance Certificate rating of C, this well-presented home represents an outstanding purchase for families or professionals seeking a comfortable and conveniently located residence.



Exterior

To the front of the property, it is mainly laid to lawn with feature flower beds and a hard standing driveway with shingled area and path leading to the front door, there is also access to the garage and there is a mature shrub border. To the side of the property, it is mainly laid to lawn with mature shrub border. To the rear of the property, you will find a patio area for entertaining as well as a patio area at the end of the garden, which is currently used as a BBQ area, there is also a lawn area providing ample space for children to play. The rear garden is enclosed by brick-built wall as well as wooden fencing and has gated access at the rear.

Situation

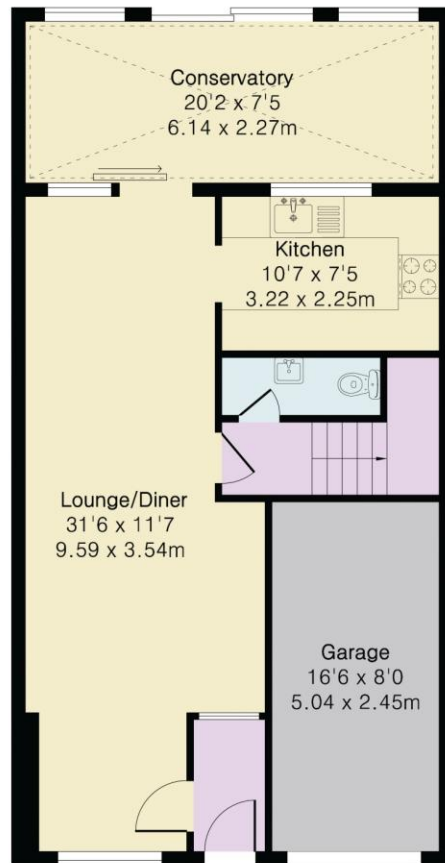
Marlow is a charming and historic town set on the banks of the River Thames, surrounded by the beautiful Chiltern countryside designated as an Area of Outstanding Natural Beauty. Marlow offers a variety of cafes, bars and restaurants and is a perfect place for enjoying the River Thames and shopping with 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.



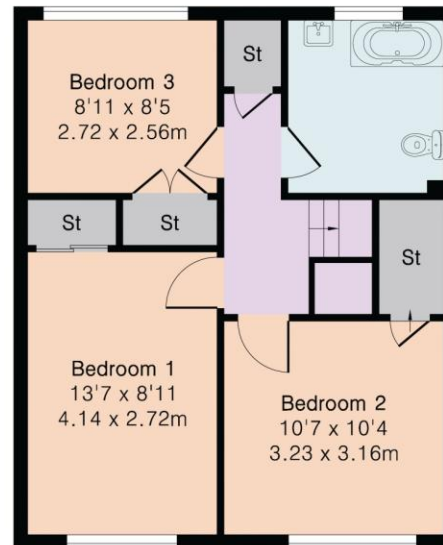
**Approximate Gross Internal Area 1288 sq ft - 120 sq m
(Including Garage)**

Ground Floor Area 793 sq ft – 74 sq m

First Floor Area 495 sq ft – 46 sq m



Ground Floor



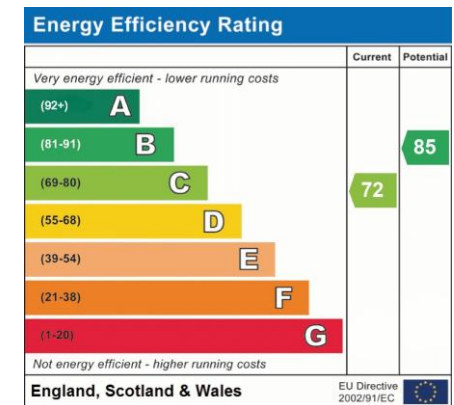
First Floor



Local Authority - Buckinghamshire Council

Council Tax Band - D

Energy Performance Rating - **C72**



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

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