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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

**SIMMONS & SONS**



**Station Road, Marlow**

Ground Floor Flat a Short Walk of the High Street

**Guide Price £350,000**

Leasehold

## 45b, Station Road, Marlow, SL7 1NW

- No onward chain
- Open plan kitchen/lounge
- Bathroom
- Multi use utility room
- Bedroom with built in storage cupboards
- Covered outside space for entertaining
- Southerly facing rear garden
- Within 0.1 miles of the train station
- Within 0.2 miles of the high street & Higginson Park



A charming ground floor flat situated on Station Road, Marlow, available for sale with no onward chain. This leasehold property offers a spacious one-bedroom accommodation featuring an open plan kitchen and lounge area, a bathroom, and a versatile multi-use utility room. The bedroom benefits from built-in storage cupboards, providing practical living space. Additional highlights include a covered outdoor area ideal for entertaining and a southerly facing rear garden, perfect for enjoying the outdoors. Conveniently located within 0.1 miles of the train station and just 0.2 miles from Marlow High Street and Higginson Park, this property combines excellent transport links with access to local amenities. This flat represents an ideal opportunity for first-time buyers or those seeking a well-connected home in the heart of Marlow.



### Exterior

To the rear of the property there is a covered seating area that is great for entertaining all year round, the garden area is mainly laid with wood chippings and has an area of decking with feature pond, flower beds and shed all enclosed by wooden fencing. There is also gated rear access to the garden.

### Situation

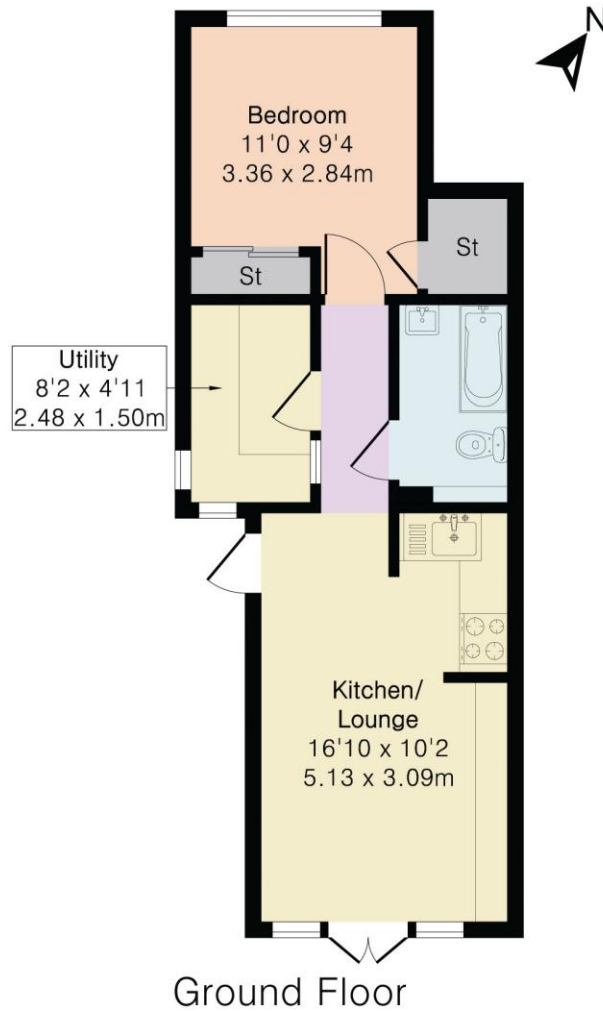
Marlow is a charming and historic town set on the banks of the River Thames, surrounded by the beautiful Chiltern countryside designated as an Area of Outstanding Natural Beauty. Marlow offers a variety of cafes, bars and restaurants and is a perfect place for enjoying the River Thames and shopping with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

Approximate Gross Internal Area 404 sq ft - 38 sq m



Local Authority - Buckinghamshire Council

Council Tax Band - C

Energy Performance Rating – E41

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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

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