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SIMMONS & SONS

James Close, Marlow

Three bedroom mid-terrace house with no onward chain

Guide Price £435,000

Freehold

13 James Close, Marlow, SL7 1TS

- Resident's parking
- Spacious entrance hall with storage cupboards
- Downstair cloakroom
- Double aspect through lounge/diner with double doors leading onto the patio
- Fitted kitchen with open archway to the lounge/diner and door to rear boot room
- Three bedrooms and bathroom
- No onward chain
- Southerly facing rear garden with gated rear access
- Within 1.1 miles of the top of Marlow high street



Situated in James Close, Marlow, this well-presented three-bedroom mid-terrace house offers an excellent opportunity to acquire a freehold property with no onward chain. This home combines practical living with convenient access to local amenities. The property features a spacious entrance hall complete with storage cupboards and a downstairs cloakroom, providing excellent functionality for everyday living. The double aspect through lounge/diner benefits from double doors that open onto a southerly facing patio, creating a bright and inviting space ideal for both relaxation and entertaining. The fitted kitchen is thoughtfully designed with an open archway connecting to the lounge/diner and includes a door leading to a rear boot room, enhancing practicality. Accommodation comprises three bedrooms and a family bathroom. The rear garden enjoys a southerly aspect and gated access, offering a private outdoor space. Additional benefits include resident-s parking and proximity to the top of Marlow High Street, located within approximately 1.1 miles. This property presents a fantastic opportunity for purchasers seeking a comfortable family home in a sought-after location.



Exterior

The front garden is laid mainly to lawn and enclosed by a low brick wall, with a central pathway leading to the entrance. Mature shrubs and established planting provide a degree of greenery and screening. The rear garden is arranged over split levels, featuring a paved terrace directly outside the property with steps leading up to a raised lawn area. Enclosed by fencing and brick wall boundaries, the garden benefits from a mature shrub and offers a private outdoor space and includes secure gated rear access to the resident-s car park.

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.

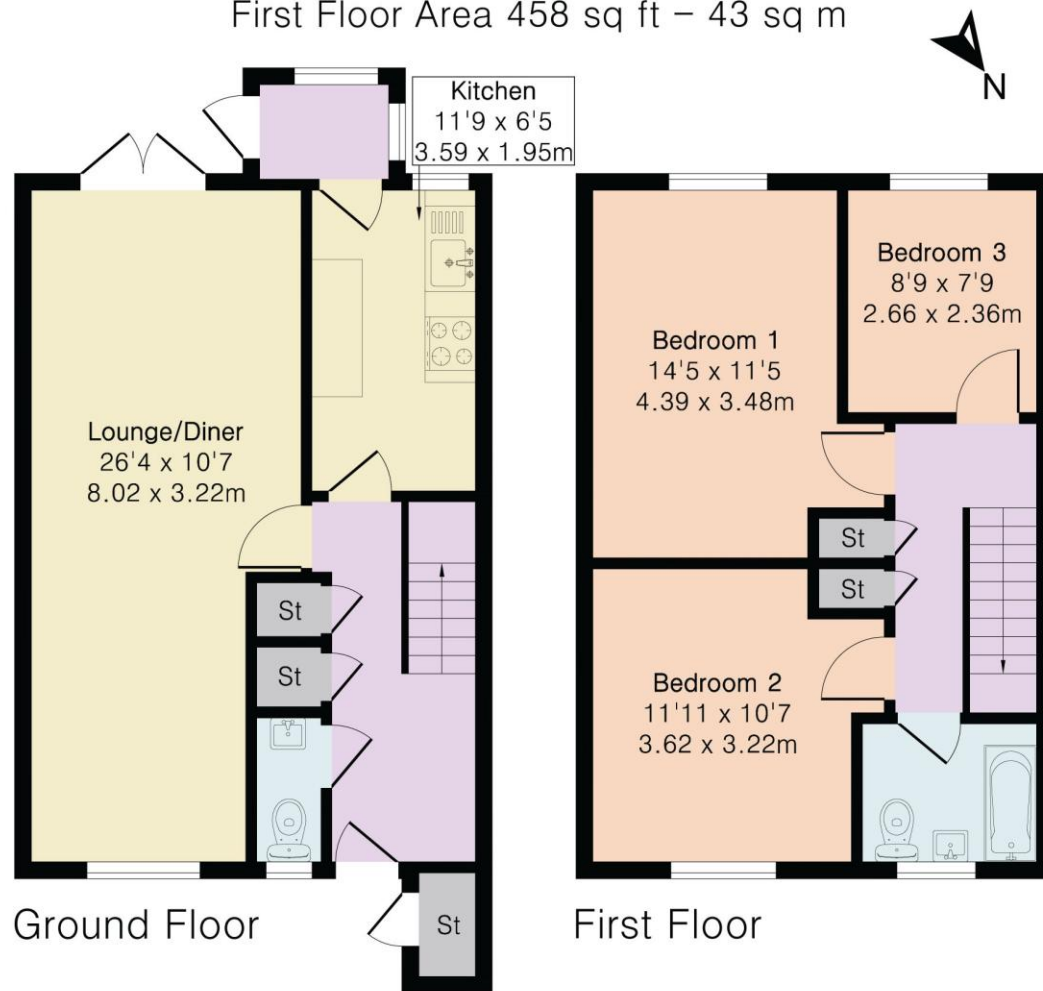
Parking - an unallocated parking space in the car park to the rear of the property.



Approximate Gross Internal Area 946 sq ft - 88 sq m

Ground Floor Area 488 sq ft – 45 sq m

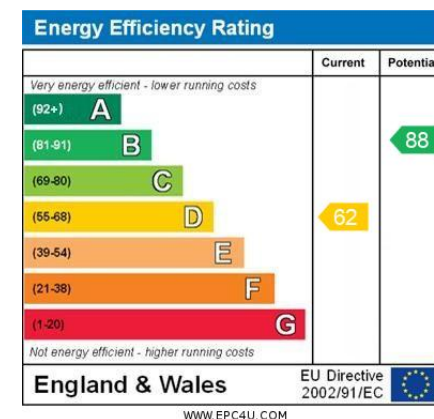
First Floor Area 458 sq ft – 43 sq m



Local Authority - Buckinghamshire Council

Council Tax Band - D

Energy Performance Rating - D62



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

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