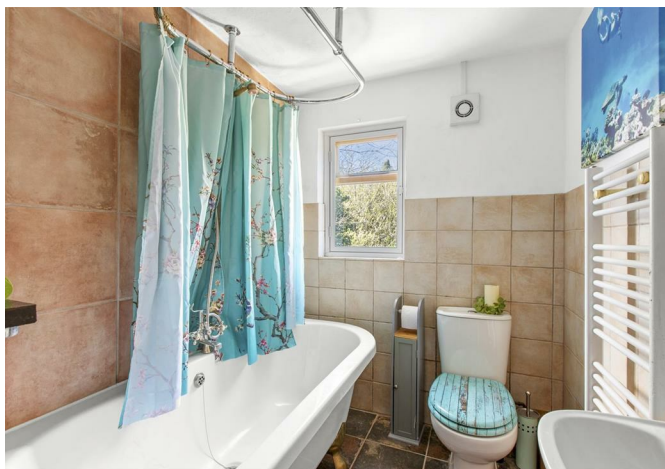


Fords.

SALES | LETTINGS | NEW HOMES

Chapel Street, Marlow, SL7 3HN



Chapel Street, Marlow, SL7 3HN

Offers in the region of £499,500

An attractive and beautifully presented two bedroom cottage located in the heart of Marlow town centre.

Description

Located just a short distance from the upper end of Marlow High Street, this property benefits from easy, level access to the town's key amenities.

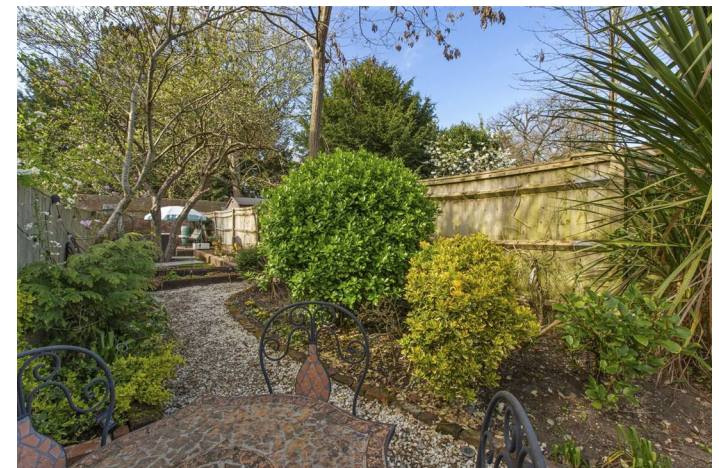
The living room showcases an original beamed ceiling and rare Thomas Elsley fireplace, creating a warm and inviting space, while the characterful kitchen/dining area, with its quarry tiled flooring, is positioned to the rear. Upstairs, the principal bedroom benefits from acoustic triple-glazed windows and an impressive vaulted ceiling, complemented by a second bedroom and a family bathroom featuring a freestanding bath. The property also offers a generous boarded loft space, accessed via a drop-down ladder, providing excellent additional storage.

Outside, the property offers the perfect place to relax with an extended 100ft+ private garden, featuring a pond, sun patio area, and a vibrant array of established shrubs and tropical plants. The garden also features a separate outbuilding, offering excellent potential for conversion into a studio, additional bedroom, or extension (STPP).

Situation

Set along the scenic banks of the River Thames, Marlow is celebrated for its charming surroundings, lively atmosphere, and thriving high street lined with independent shops, inviting cafés, and highly regarded restaurants. The town is particularly popular with food lovers, offering everything from award-winning dining to classic British pubs. Furthermore, the property lies within the catchment area for Borlase, Spinfield and Danesfield schools.

This delightful cottage offers a rare opportunity to experience true Marlow town living, perfectly suited for professional couples, small families, downsizers or investment buyers alike.



Chapel Street, SL7 3HN

Approximate Gross Internal Area
Ground Floor = 349 sq ft / 32.4 sq m
First Floor = 331 sq ft / 30.8 sq m
Studio = 80 sq ft / 7.4 sq m
Total = 760 sq ft / 70.6 sq m

Ground Floor

Garden
114'0" x 13'0"
34.75m x 3.96m
(Approx)

Kitchen / Dining Room
12'11" x 12'8"
3.94 x 3.87m

Sitting Room
12'8" x 12'4"
3.87 x 3.76m

CH 2.11

Up

IN

First Floor

Bedroom 2
9'5" x 7'3"
2.87 x 2.22m

Bedroom 1
13'1" x 12'4"
3.99 x 3.75m

CH 3.40

Dn

Studio

11'0" x 7'3"
3.35 x 2.21m

CH 3.40

(Not Shown In Actual Location / Orientation)

Legend:
= Reduced headroom below 1.5m / 5'0"
= Ceiling Height

Floor Plan produced for Ford & Partners by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	71	90
England & Wales		EU Directive 2002/91/EC