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SIMMONS & SONS

Cromwell Gardens, Marlow

A Charming Five-Bedroom Semi-Detached Edwardian Family Home

Guide Price £1,275,000

Freehold

Lynwood, 7 Cromwell Gardens

Marlow, SL7 1BG

- Spacious property arranged over three floors
- Three well-proportioned reception rooms
- Kitchen with door to the rear garden
- Five bedrooms
- Three bathrooms & downstairs cloakroom
- Driveway parking
- Rear Garden with mature shrubs & trees – a haven for beautiful wildlife
- A short level walk of Marlow high street
- Within 0.3 miles level walk of Marlow train station



A charming five-bedroom Edwardian semi-detached family home, ideally situated in the desirable Cromwell Gardens area of Marlow, SL7. This spacious property, arranged over three floors, offers an excellent blend of period character and modern living. The accommodation comprises three well-proportioned reception rooms, providing versatile living and entertaining spaces. The kitchen benefits from direct access to the rear garden, creating a seamless connection between indoor and outdoor areas. There are five generously sized bedrooms and three bathrooms, catering perfectly to the needs of a growing family. Additional features include driveway parking and a private rear garden, offering both convenience and outdoor tranquillity. The property is conveniently located within a short, level walk to Marlow High Street, providing easy access to a range of shops, restaurants, and amenities. Marlow train station is also within 0.3 miles, facilitating excellent commuter links. Offered as a freehold, this Edwardian home presents a rare opportunity to acquire a substantial family residence in a prime location.



Exterior

To the front of the property, it is paved with a covered storm porch area enclosed by brick retaining wall and there is also a hard standing driveway running alongside the house to the rear garden. To the rear of the property there is gated access to the driveway, it is mainly laid to lawn with an extensive patio area to enjoy alfresco dining. There are mature shrubs and trees which have brought colour and wildlife 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: Gas fired hot water radiators
Water: Mains Supply
Sewerage: Mains Supply

Approximate Gross Internal Area 2056 sq ft - 192 sq m

Ground Floor Area 794 sq ft – 74 sq m

First Floor Area 794 sq ft – 74 sq m

Second Floor Area 468 sq ft – 44 sq m

Local Authority - Buckinghamshire Council

Council Tax Band - G

Energy Performance Rating - E47



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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