

Trusted since 1802
HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS

James Close, Marlow

Guide Price £415,000

Two Double Bedroom Semi-Detached House With No Onward Chain

Freehold

8 James Close, Marlow, SL7 1TS

- No onward chain
- Parking
- Entrance hallway with space for study area
- Spacious lounge & kitchen/dining room
- Two double bedrooms & three-piece bathroom
- Westerly facing rear garden
- Within 1.1 miles of the top of Marlow high street
- Within 0.5 miles of the A404 with great access to the M40 & M4
- Within catchment area of two local grammar schools



Situated in the popular James Close in Marlow, this charming two-bedroom semi-detached house with good potential for re-modelling is offered for sale with no onward chain. Boasting a freehold tenure, the property presents an excellent opportunity for buyers seeking a well-proportioned home in a convenient location. The accommodation comprises a spacious lounge and an entrance hallway that thoughtfully includes space for a study area, ideal for those working from home. The kitchen/dining room benefits from direct access to the westerly facing rear garden, providing a pleasant outdoor space for relaxation and entertaining. Both bedrooms are generously sized doubles, complemented by a well-appointed three-piece bathroom. The property's location is highly advantageous, situated within 1.1 miles of the top of Marlow High Street, offering a wealth of local amenities. Additionally, it is less than 0.5 miles from the A404, providing excellent connectivity to the M40 and M4 motorways, ideal for commuters. Energy performance is rated C, reflecting the property's efficient standards. This home represents a superb opportunity to acquire a comfortable and conveniently located residence in Marlow.



Exterior

To the front of the property there is a picket fence enclosing it with gated access and path to the front door. To the rear of the property there is a well-designed feature patio area, lawn area and shingle area as well as raised feature flower beds all enclosed by brick wall and wooden fencing and there is gated rear access.

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

Parking: Unallocated parking space in the car park opposite

Heating: Gas fired hot water radiators

Water: Mains Supply

Sewerage: Mains Supply

Broadband: Ask Agent

Agent's note – The photos being used, were taken prior to the property being rented out.



Local Authority - Buckinghamshire Council

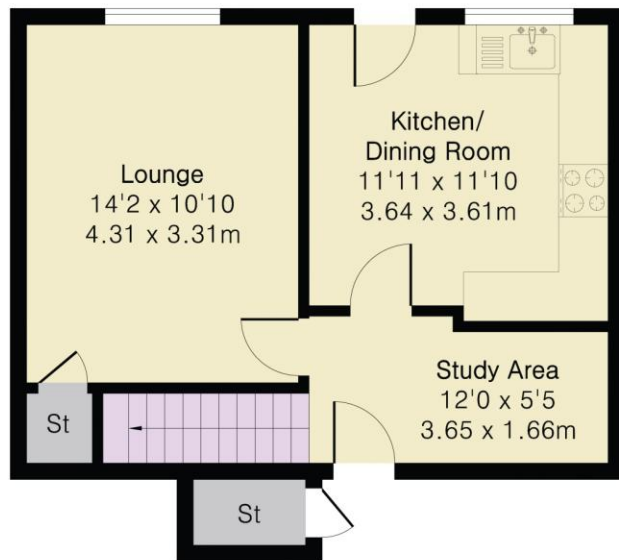
Council Tax Band - D

Energy Performance Rating - C74

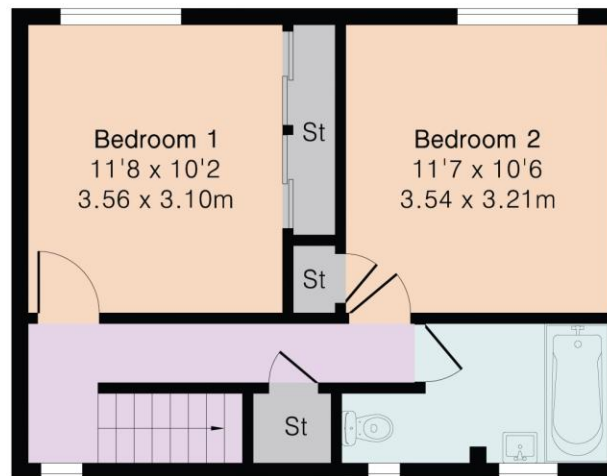
Approximate Gross Internal Area 829 sq ft - 77 sq m

Ground Floor Area 422 sq ft – 39 sq m

First Floor Area 407 sq ft – 38 sq m



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(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

T: 01628 484353

E: marlowsales@simmonsandsons.com

W: <http://www.simmonsandsons.com>

Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Simmons & Sons has any authority to make or give any representation or warranty whatsoever in relation to this property.

Sales

Lettings & Management

Commercial

Development

Rural

32 Bell Street
Henley-on-Thames
Oxon
RG9 2BH
T: 01491 571111

1 High Street
Marlow
Bucks
SL7 1AX
T: 01628 484353

12 Wote Street
Basingstoke
Hants
RG21 7NW
T: 01256 327711

Peper Harow
The Estate Office
Godalming
GU8 6BQ
T: 01483 418151

SIMMONS & SONS