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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

**SIMMONS & SONS**



**Victoria Road, Marlow**

Mid-Terrace Victorian Cottage in Popular Location

**Guide Price £495,000**

Freehold



## 10 Victoria Road, Marlow, SL7 1DW

- Sitting room with original Victorian fireplace & sash bay window
- Dining area with original fireplace & Sash window
- Contemporary style kitchen
- Modern fitted shower room
- Two Double Bedrooms
- 70ft (approx.) low maintenance rear garden
- Level walk of the high street & train station
- A level of work & modernisation needed
- Throughout
- NO ONWARD CHAIN



Situated on Victoria Road in the heart of Marlow, this charming Victorian cottage presents a unique opportunity for those seeking a characterful home with immense potential. Offering approximately 806 sq. ft of accommodation and with no onward chain, this property is perfectly positioned for those wishing to enjoy the vibrant lifestyle of Marlow. Upon entry, you are greeted by a bright and airy sitting room highlighted by a striking original Victorian fireplace and a beautiful sash bay window, flooding the space with natural light and maintaining the property's period charm. The adjoining dining area features yet another original fireplace and sash window, offering a warm and inviting space for entertaining or relaxing with family. Towards the rear, a contemporary styled kitchen. The property boasts two generously sized double bedrooms, each with plenty of space for storage. Complementing the living quarters, a modern fitted shower room. One of the property's standout features is the approximately 70 ft, low-maintenance rear garden with a patio-ideal for outdoor dining or simply enjoying a peaceful afternoon in the open air. The property does require a level of work and modernisation throughout, offering a fantastic opportunity to create a bespoke living space tailored to individual tastes. It has been realistically priced to reflect this potential. A wonderful opportunity awaits to transform this characterful Victorian cottage into a home of distinction.





## Exterior

A low maintenance, Rear Garden has been created with the use of pea shingle and shrub borders to add interest. This area is approx. 70 ft with patio to the end and timber shed.

## Situation

Marlow is a charming and historic town set in the banks of the River Thames and is surrounded by beautiful countryside. It is a perfect place for enjoying the river, shopping with a difference, walking around historical buildings or taking part in the many sports and recreational activities available within the local area. The railway station in Marlow provides access to London (Elizabeth Line and GWR) and access to the M4 and M40 is within a short drive. Excellent schools for children of all ages are available in Marlow and surrounding districts.



## Services

Heating: Gas fired hot water radiators

Water: Mains Supply

Sewerage: Mains Supply

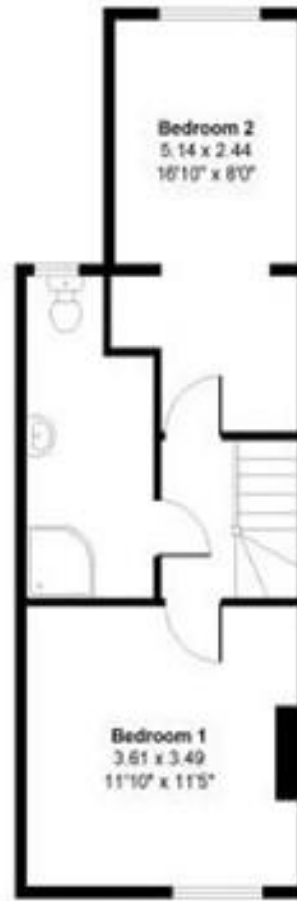
Broadband: Ask Agent

Parking: On Road to the Front

NOT TO SCALE



Ground Floor



First Floor

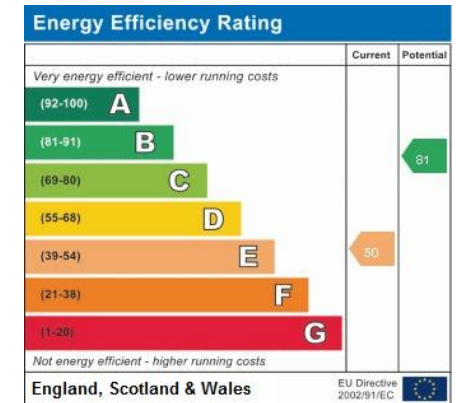
Approximate Floor Area  
74.9 sq m - 806 sq ft  
(Gross Internal)

techno-grap

Local Authority - Buckinghamshire Council

Council Tax Band - D

Energy Performance Rating - E50



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

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