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Willowmead Square, Marlow

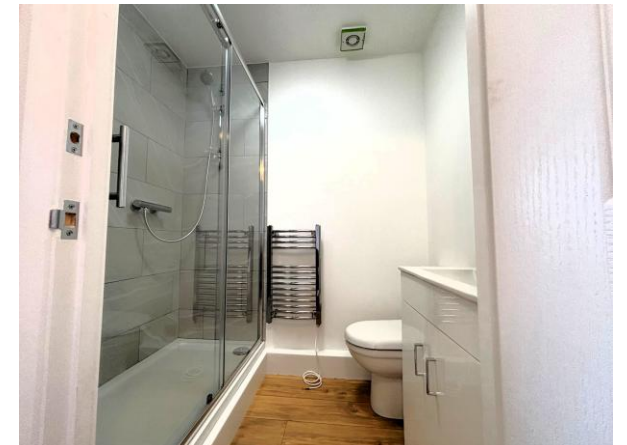
Extended Mid-Terrace Family Home With No Onward Chain

Guide Price £585,000

Freehold

10 Willowmead Square, Marlow, SL7 1HP

- Spacious living/dining room
- Separate Lounge facing the green to the front
- Garage converted into fourth bedroom with en-suite shower room
- Kitchen
- Three good-sized bedrooms on the first floor and family bathroom
- Driveway parking
- Green fronting position
- Westerly facing rear garden
- Popular Willowmead location



Situated in the sought-after Willowmead area of Marlow, this extended mid-terrace family home offers an excellent opportunity to acquire a charming freehold property with no onward chain. The accommodation comprises four bedrooms, including a converted garage now serving as a fourth bedroom complete with an en-suite shower room. On the first floor, there are three bedrooms alongside a family bathroom. The ground floor benefits from two reception rooms: a lounge overlooking the green to the front, and a generous living/dining room with separate fitted kitchen providing ample space for family life and entertaining and offers direct access to the westerly facing rear garden, which enjoys a pleasant aspect and provides an ideal outdoor space for relaxation. Additional features include driveway parking and a green fronting location, enhancing the property's appeal. This terraced house represents an excellent family home in a popular and established neighbourhood.



Exterior

To the front, it is hard standing driveway parking. To the rear of the property, it is mainly laid to lawn with feature flower beds and path to the gated rear access all enclosed by wooden fencing.

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

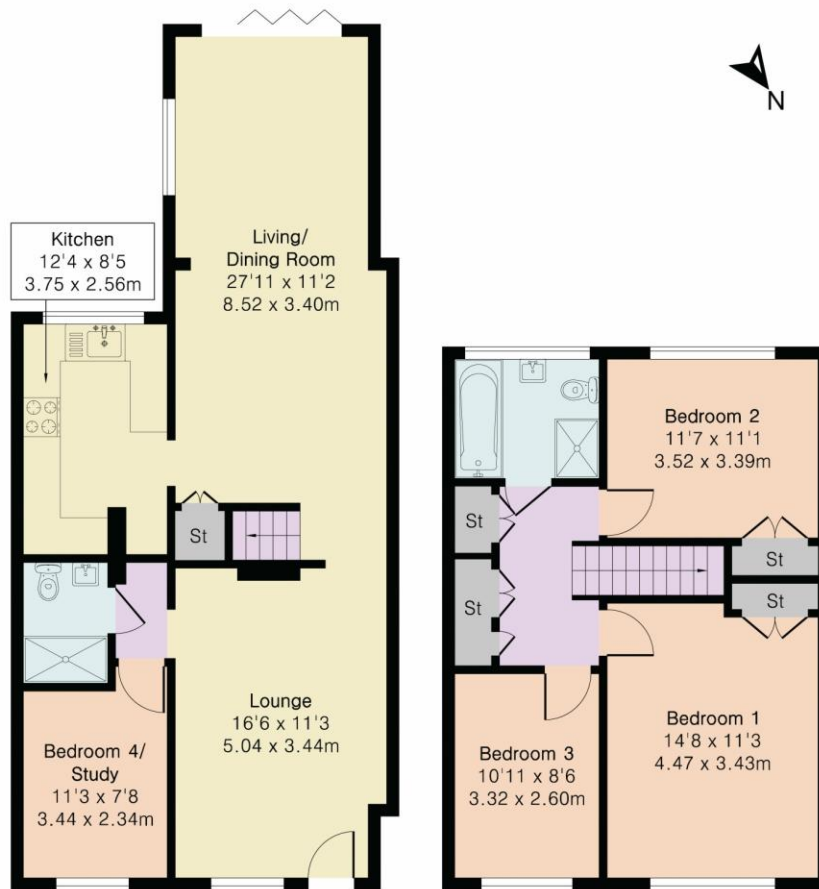
Broadband: Ask Agent

Agent note – Photos taken before current tenants moved in.

Approximate Gross Internal Area 1267 sq ft - 118 sq m

Ground Floor Area 730 sq ft – 68 sq m

First Floor Area 537 sq ft – 50 sq m



Ground Floor

First Floor

Local Authority - Buckinghamshire Council

Council Tax Band - D

Energy Performance Rating – C72

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	82
(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

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