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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE  
**SIMMONS & SONS**

**Eliot Drive, Marlow**

Mid-Terrace Family Home to the East Side of Marlow

**Guide Price £435,000**

Freehold

## 51 Eliot Drive, Marlow, SL7 1TT

- Through lounge/diner with double doors on to the garden
- Downstairs cloakroom
- Fitted kitchen with door to the garden
- Three good-sized bedrooms
- Four-piece family bathroom
- Front and rear gardens
- Within 1 mile level walk of the top of Marlow high street
- Great access to the A404 with easy links to the M4 & M40
- Close proximity to Great Marlow School



Situated on Eliot Drive on the east side of Marlow, this well-presented mid-terrace family home offers a comfortable and convenient lifestyle. This three-bedroom house is an ideal purchase for families or professionals seeking easy access to local amenities and excellent transport links. The accommodation comprises a spacious through lounge/diner featuring double doors that open onto the rear garden, creating a bright and welcoming living space. The fitted kitchen also benefits from direct garden access, enhancing indoor-outdoor flow. Additionally, a downstairs cloakroom provides practical convenience. Upstairs, there are three good-sized bedrooms serviced by a modern four-piece family bathroom, offering ample space for family living. Both front and rear gardens provide outdoor areas for relaxation and recreation. Located within a one-mile level walk of the top of Marlow High Street, the property enjoys proximity to a variety of shops, restaurants, and local services. Commuters will appreciate the excellent access to the A404, with easy links to the M4 and M40 motorways. Furthermore, the property is situated close to Great Marlow School, making it well-suited for families. Overall, this terraced house presents a fantastic opportunity to acquire a comfortable family home in a sought-after location with excellent amenities and transport connections.



## Exterior

To the front of the property, it is mainly laid to lawn with a paved path leading to the front door. To the rear of the property, it is low maintenance with an area of artificial grass as well as an extensive decked area and a garden shed all enclosed by wooden fencing and a brick wall at the rear as well as gated 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

Heating: Gas fired hot water radiators

Water: Mains Supply

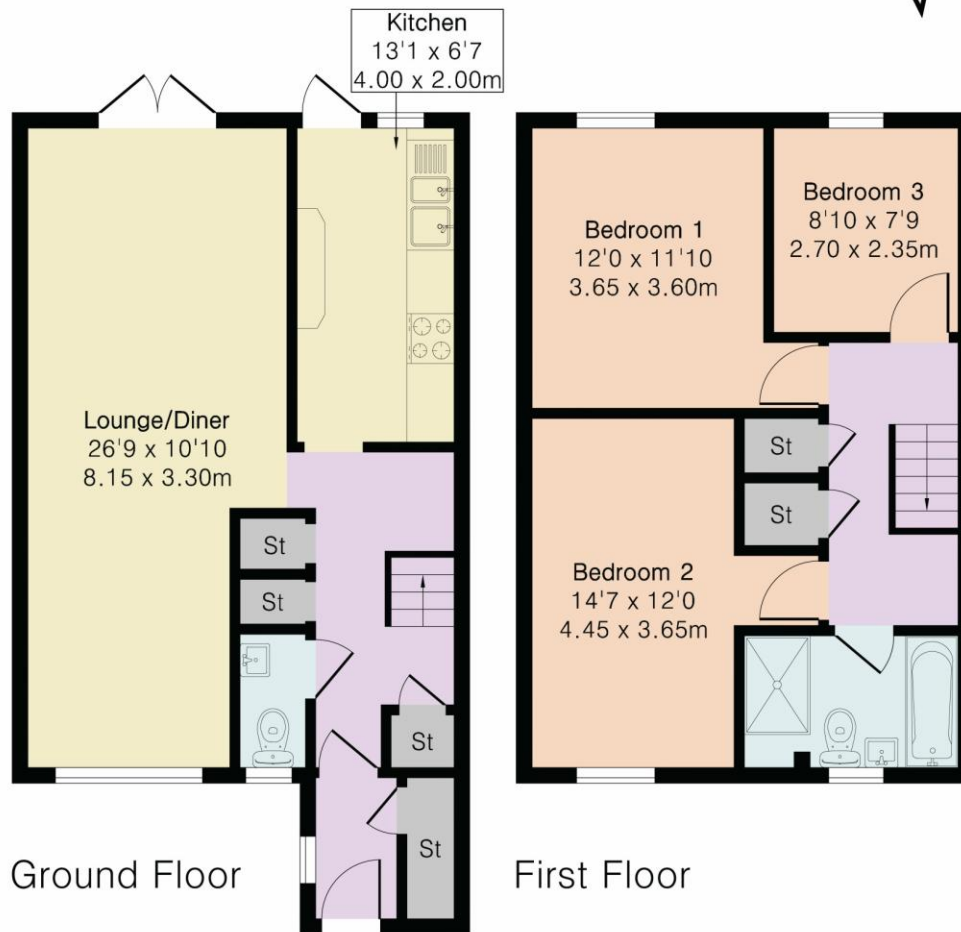
Sewerage: Mains Supply

Broadband: Ask Agent

**Approximate Gross Internal Area 989 sq ft - 92 sq m**

Ground Floor Area 513 sq ft – 48 sq m

First Floor Area 476 sq ft – 44 sq m



Local Authority - Buckinghamshire Council

Council Tax Band - D

Energy Performance Rating - C74

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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