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SIMMONS & SONS



Hérons Place, Marlow

Extended End-Terrace Family Home

Guide Price £695,000

Freehold

13 Herons Place, Marlow, SL7 3HP

- Spacious and Versatile living accommodation
- Either a Four-Bedroom House or a Three-Bedroom House with Self Contained Annex
- Lounge & Kitchen/Diner & Conservatory & Three Bedrooms & Bathroom in Main House
- Open Plan Kitchen/Living space & Bathroom & Bedroom in Annex
- Low Maintenance Rear Garden
- 0.3 Mile Level Walk to the top of Marlow High Street
- No Onward Chain



Introducing this extended End Terrace House in this desirable location in Marlow. Offering versatile living accommodation, this property can be used as a four-bedroom house or as a Three-bedroom house with a fully contained two-story annex, providing options for all generations of buyers. Situated in a communal green fronting location, with a rear service road for convenient on-road parking, this property is ideal for those seeking a tranquil yet convenient lifestyle. The property is offered with no chain and is in good condition, although a level of modernisation throughout is required, allowing buyers to put their own stamp on the property. One of the highlights of the property is the large conservatory, offering views to all aspects and double doors opening into the garden. Perfect for bringing the outdoors inside, the conservatory is fantastic for alfresco dining and entertaining. Located just a 0.3-mile flat level walk away is the vibrant Marlow High Street, renowned for its collection of boutiques, shops, coffee shops, restaurants, and art galleries. For those seeking outdoor leisure, Higginson Park is just 0.6 miles away, with its children's playground and scenic walks along the River Thames. With many great schools in the local area catering to all ages, this property is perfect for families looking to settle in a convenient yet peaceful location.



Exterior

To the front there is a lawn area with path leading to the front door. To the rear of the property there is a raised decking area with space for table and chairs, mature shrub border, timber shed and gated rear access to the rear service road all enclosed by timber fencing.

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

Local Authority - Buckinghamshire Council

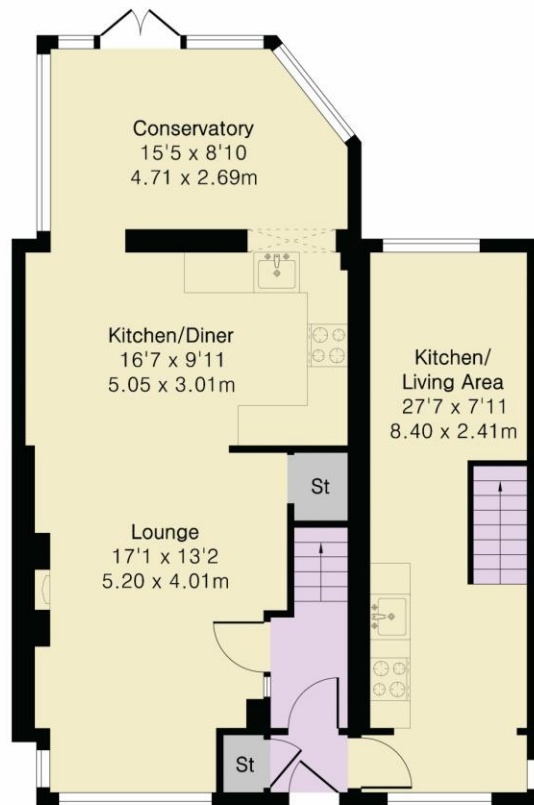
Council Tax Band - E

Energy Performance Rating - C69

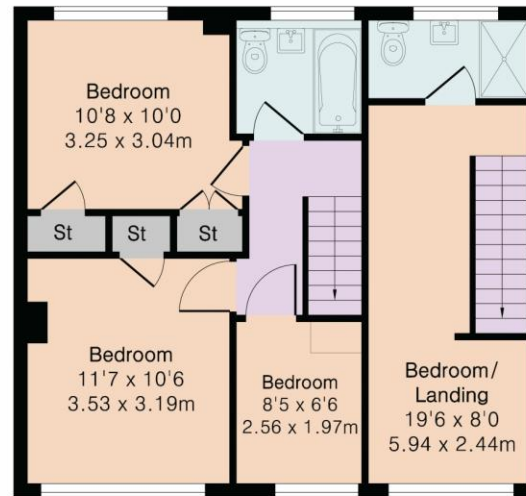
Approximate Gross Internal Area 1333 sq ft - 124 sq m

Ground Floor Area 779 sq ft – 72 sq m

First Floor Area 554 sq ft – 52 sq m



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	81
(69-80)	C	69
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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

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