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SIMMONS & SONS



Oxford Road, Marlow

Characterful Mid-Terrace Victorian Cottage in the Heart of Marlow

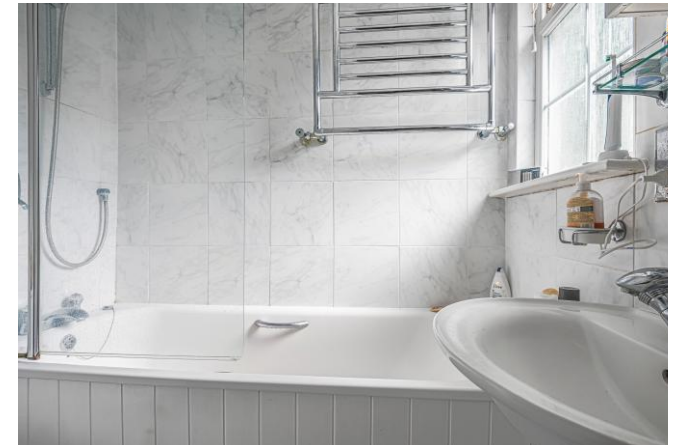
Guide Price £625,000

Freehold

Bay Tree Cottage, 92 Oxford Road

Marlow, SL7 2NL

- Cosy front aspect lounge with fireplace
- Dining room with double doors on to the garden
- Fitted Kitchen and bathroom on the ground floor
- Two double bedrooms
- Multi-purpose usable loft room
- No onward chain
- Short level walk of the high street
- Close proximity of Sir William Borlase's Grammar School
- Approx. 51 ft deep garden which is perfect for entertaining



Introducing this characterful Victorian mid-terrace cottage in the heart of Marlow. This cosy home boasts a charming lounge with a fireplace, a dining room with double doors leading to the beautiful rear garden. With two double bedrooms, a multi-purpose usable loft space, and a good-sized rear garden complete with an outbuilding and entertaining area, this property is perfect for social garden gatherings. Offered to the market with no onward chain, this home is ideally located within a stone's throw of the town centre. The garden backs onto the popular Riley Park, offering a serene and picturesque backdrop. Just a short walk away, you'll find the town centre with its array of boutiques, shops, coffee shops, high-quality restaurants, and other useful amenities. Additionally, Sir William Borlase's Grammar School is within easy reach, making it a sought after location. With 1004 sq. ft of living space, 2 bedrooms, and 1 bathroom, this cottage is a perfect mix of period charm and modern convenience. Don't miss the opportunity to make this house your home.



Exterior

To the rear of the property, it is approx. 51 ft in depth, and it is fully paved making it low maintenance and has a raised patio area which is covered and creates a lovely outside dining area and games/entertainment area 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

**Approximate Gross Internal Area 1004 sq ft - 93 sq m
(Excluding Outbuilding)**

Ground Floor Area 478 sq ft – 44 sq m

First Floor Area 358 sq ft – 33 sq m

Second Floor Area 168 sq ft – 16 sq m

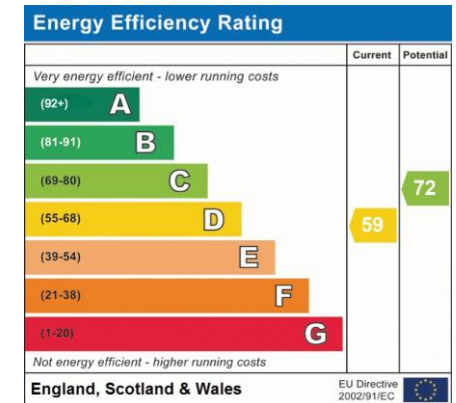
Outbuilding Area 140 sq ft – 13 sq m



Local Authority - Buckinghamshire Council

Council Tax Band - **D**

Energy Performance Rating - **D59**



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

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