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

**Crown Road, Marlow**

**Guide Price £875,000**

A Beautifully Presented Victorian Terraced House

Freehold

## 82 Crown Road, Marlow, SL7 2QG

- Close to the Marlow high street
- Over-looking Riley Park
- Spacious living accommodation arranged over three floors
- Three receptions, including a lounge, dining room & sitting room with bi-fold doors on to the garden
- Four Bedrooms
- Four-piece family bathroom & Cloakroom
- Residents parking permits available
- Low maintenance rear garden with rear access
- Versatile outbuilding, currently used as a garden office



A beautifully presented Victorian terraced house situated on Crown Road, offering an exceptional opportunity to acquire a charming family home in a highly sought-after location. This freehold property is ideally positioned close to Marlow High Street and enjoys picturesque views overlooking Riley Park. The spacious accommodation is thoughtfully arranged over three floors and comprises four bedrooms, a stylish four-piece family bathroom, and a convenient cloakroom. The ground floor benefits from three versatile reception rooms, including a lounge, dining room, and a sitting room featuring bi-fold doors that open seamlessly onto the low-maintenance rear garden with rear access. Additional features include residence parking permits, ensuring ease of parking in this desirable area, and a versatile outbuilding currently utilised as a garden office, providing flexible workspace and additional storage. Constructed during the Victorian era, this home combines period charm with modern living and presents an excellent opportunity for those seeking a character property in Marlow.



## Exterior

To the front of the property, there is gated access to a paved area leading to the front door, there is also a shingled area outside the front bay window, all enclosed by brick retaining wall. To the rear of the property, it is low maintenance artificial grass, feature flower beds, seating area, and the outbuilding, all enclosed by wooden fencing and has gated rear access at the bottom of the garden.

## 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 1529 sq ft - 143 sq m  
(Including Outbuilding)**

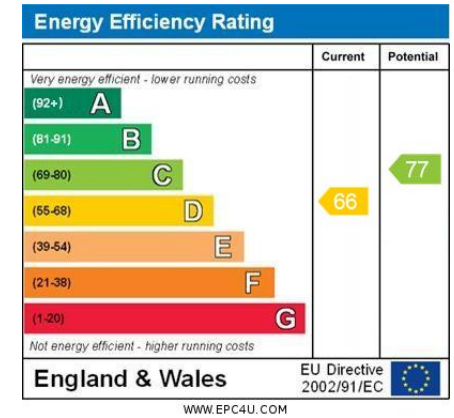
Ground Floor Area 739 sq ft – 69 sq m  
 First Floor Area 429 sq ft – 40 sq m  
 Second Floor Area 254 sq ft – 24 sq m  
 Outbuilding Area 107 sq ft – 10 sq m



Local Authority - Buckinghamshire Council

Council Tax Band - D

Energy Performance Rating - D66



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

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