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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS

Green Verges, Marlow

Extended Three Bedroom Mid-Terrace House

Guide Price £585,000

Freehold

5 Green Verges, Marlow, SL7 3HT

- No onward chain
- Spacious lounge with view to a communal green area to the front
- Modern open plan kitchen/diner
- Downstairs cloakroom/utility room
- Three bedrooms and bathroom on first floor
- Southerly facing rear garden
- Garage and driveway parking
- Within 0.4 miles of the top of Marlow high street
- Situated close to a variety of good local schools for all ages



Available to the market this extended three-bedroom mid-terrace house located in the desirable Green Verges area of Marlow. Offered with no onward chain, this freehold property provides a spacious lounge overlooking a communal green to the front, creating a pleasant and open aspect. The modern open plan kitchen/diner is ideal for contemporary living and entertaining, complemented by a convenient downstairs cloakroom. On the first floor, there are three bedrooms alongside a family bathroom. The southerly facing rear garden offers a private and sunny outdoor space, perfect for relaxation and gardening. Additional benefits include a garage and driveway parking, providing ample off-street parking facilities. Situated within 0.4 miles of the top of Marlow High Street, the property enjoys easy access to a variety of shops, restaurants, and amenities. It is also conveniently located close to a selection of reputable local schools catering to all ages, making it an ideal family home. This property represents a fantastic opportunity to secure a well-presented home in a sought-after location.



Exterior

To the front of the property it is mainly laid to lawn with a path leading to the front door. to the rear of the property it is mainly laid to lawn with patio area enclosed by wooden fencing. There is gated rear access to the garage and driveway parking.

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's note – Photographs being used for the marketing were taken before the current tenants moved in.

**Approximate Gross Internal Area 908 sq ft - 84 sq m
(Excluding Garage)**

Ground Floor Area 511 sq ft – 47 sq m

First Floor Area 397 sq ft – 37 sq m

Garage Area 141 sq ft – 13 sq m



Local Authority - Buckinghamshire Council

Council Tax Band - D

Energy Performance Rating - C74

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	74	
(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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