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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

**SIMMONS & SONS**



**Dedmere Court, Marlow**

Extended End Terrace House in Cul-De-Sac Location

**Guide Price £649,950**

Freehold



## 7 Dedmere Court, Marlow, SL7 1PL

- Spacious lounge/diner
- Modern fitted kitchen
- Full width conservatory
- Three good sized bedrooms
- Modern family bathroom
- Front, side & rear gardens
- Garage & driveway parking
- Within 0.5 miles walk of the high street
- Within 0.3 miles walk of the train station



A rare find in a quiet cul-de-sac location to the East of Marlow, this extended end terrace family home is sure to impress. The front extension has created a spacious lounge/diner, perfect for family gatherings or simply unwinding after a long day. The full-width conservatory with sliding doors leading out to the garden patio area is ideal for entertaining and bringing the outside indoors. The property features a modern fitted kitchen with a view to the garden, a downstairs cloakroom, three good-sized bedrooms, and a sleek fitted bathroom. With a garage and driveway parking, convenience is key at this comfortable end plot with additional land at the side. Located just 0.5 miles from the vibrant High Street, residents can enjoy a collection of boutiques, shops, coffee shops, art galleries, and restaurants. Higginson Park, with its popular children's playground and picturesque walks along the River Thames, is just minutes away. Additionally, the train station is a mere 0.3 miles from your doorstep, offering easy access to nearby towns and beyond. This 1,152 sq. ft. end terrace house is in excellent condition, making it an irresistible option for home buyers looking for a spacious and well-maintained property in the heart of Marlow.





## Exterior

To the front of the property, it is mainly laid to lawn with feature flower beds and a hard standing driveway with shingled area and path leading to the front door, there is also access to the garage and there is a mature shrub border. To the side of the property, it is mainly laid to lawn with mature shrub border. To the rear of the property, you will find a patio area for entertaining as well as a patio area at the end of the garden, which is currently used as a BBQ area, there is also a lawn area providing ample space for children to play. The rear garden is enclosed by brick-built wall as well as wooden fencing and has gated access at the rear.

## 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.





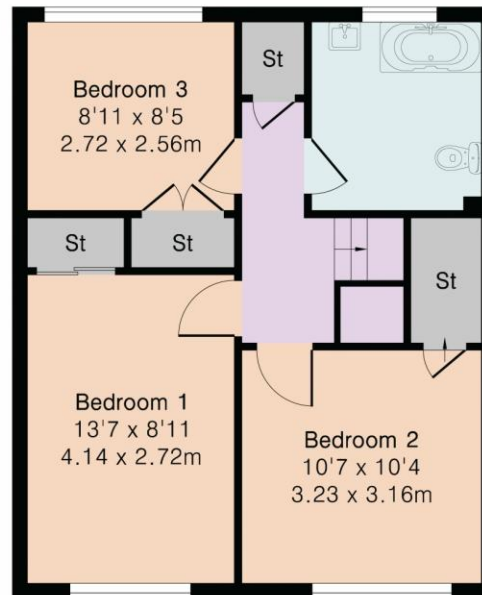
## Approximate Gross Internal Area 1152 sq ft - 107 sq m

Ground Floor Area 657 sq ft – 61 sq m

First Floor Area 495 sq ft – 46 sq m



Ground Floor



First Floor



Local Authority - Buckinghamshire Council

Council Tax Band - D

Energy Performance Rating - C72

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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