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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS

Newtown Road, Marlow

Guide Price £650,000

Semi-Detached Family Home with No Onward Chain

Freehold

70 Newtown Road,

Marlow, SL7 1LA

- Scope for development/extending (STPP)
- Lounge with bay window & dining room
- Fitted kitchen
- Three bedrooms
- Modern bathroom
- Large south-westerly facing rear garden
- Gated driveway parking
- Fully refurbished a year ago
- Rented out previously at £2,250 pcm (exclusive of all bills)
- No onward chain

Introducing this semi-detached family home in the desirable town of Marlow. Boasting a large south-westerly facing rear garden, this property offers great scope for future development and with potential for extension (STPP). Benefiting from gated driveway parking for several vehicles to the rear, this home is perfect for families looking for convenience and space. Offered to the market with no onward chain, it presents a fantastic opportunity for home buyers. Located to the east of Marlow, this property provides easy access to the town's local schools for all ages and is just 0.5 miles from the train station. With a leisurely 0.7 mile level walk to Marlow high street, residents can enjoy a variety of shops, boutiques, coffee shops, and restaurants as well as Higginson Park with its children's playground and scenic walks along the River Thames allows for a perfect blend of relaxation and recreation. This well-maintained property features 3 bedrooms, 1 bathroom, and offers a spacious of 815 sq. ft. The property is in good condition, making it an appealing choice for those seeking a comfortable and inviting family home.

Exterior

To the front of the property, it is mainly laid to lawn with feature flower beds with a path to the front door and to the side gate all enclosed by timber fencing and mature shrub borders. To the rear of the property, you will find an extensively paved area ideal for relaxing or alfresco dining which then opens to the large lawn area with outdoor storage shed enclosed by timber fencing and mature shrub borders. There is access at the bottom of the garden to the gated parking area.

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.

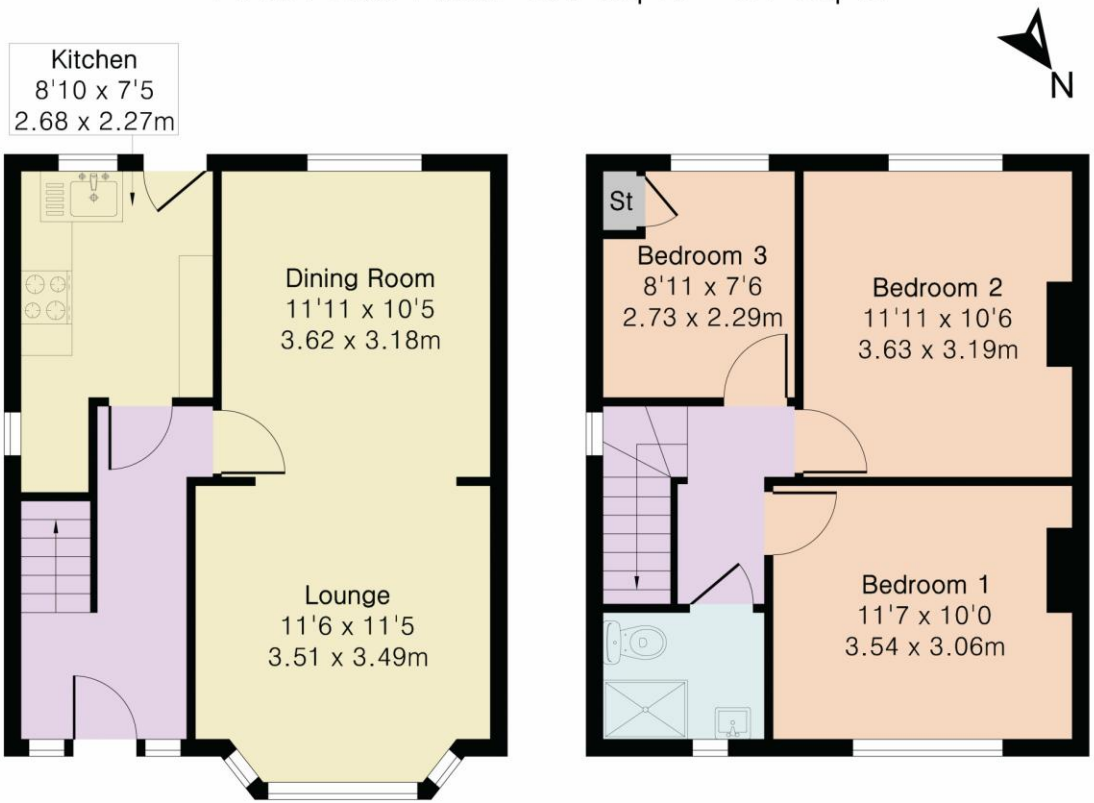
Services

Heating: Gas fired hot water radiators
Water: Mains Supply
Sewerage: Mains Supply

Approximate Gross Internal Area 815 sq ft - 75 sq m

Ground Floor Area 414 sq ft – 38 sq m

First Floor Area 401 sq ft – 37 sq m

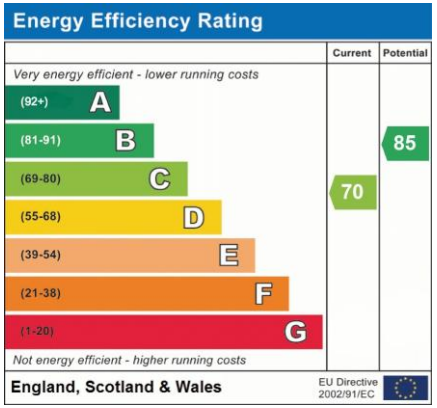


Ground Floor First Floor

Local Authority - Buckinghamshire Council

Council Tax Band - **D**

Energy Performance Rating - **C70**



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

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