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SIMMONS & SONS



Verney Close, Marlow

Semi-Detached House Within Short Walking Distance of the High Street

Guide Price £675,000

Freehold

2 Verney Close, Marlow, SL7 3AJ

- NO ONWARD CHAIN
- Spacious lounge/diner with double doors on to the rear garden
- Kitchen/breakfast room with door leading on to the side patio area
- Downstairs cloakroom
- Master bedroom with ensuite shower room & two further bedrooms with built in storage cupboards
- Good sized plot with the front, side and rear garden wrapping around the property
- Garage in block as well as resident's car park and vehicular gated rear access and private parking
-
- Within 0.2 miles level walk of the top of Marlow



Situated in a sought-after town centre location in Marlow, this well-presented three-bedroom semi-detached house on Verney Close offers an excellent opportunity for purchasers seeking convenience and comfort and is available with no onward chain. The accommodation comprises a spacious lounge/diner featuring double doors that open onto the rear garden, creating a seamless flow between indoor and outdoor living spaces. The kitchen/breakfast room benefits from a door leading to a side patio area, ideal for alfresco dining and entertaining. A downstairs cloakroom adds practical convenience. The first floor includes a master bedroom with an ensuite shower room, alongside two further bedrooms, both equipped with built-in storage cupboards. A well-appointed main bathroom completes the accommodation. Externally, the property occupies a good-sized plot with gardens to the front, side, and rear, providing ample outdoor space. Additional benefits include a garage located in a block, a resident-s car park, and vehicular gated rear access with private parking. Positioned within approximately 0.2 miles level walk of the top of Marlow High Street, the property offers excellent access to local amenities, shops, and transport links. This property represents an ideal home in a prime location.



Exterior

There is gated front access to the property, which is found along the path from the residents car park. to the front of the property you will find the brick built storage shed and access to the garden that wraps around the property from the front to the side and to the rear. It is mainly laid to lawn, patio area for entertaining, feature flower beds and mature shrubs, vehicular gated rear access and 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

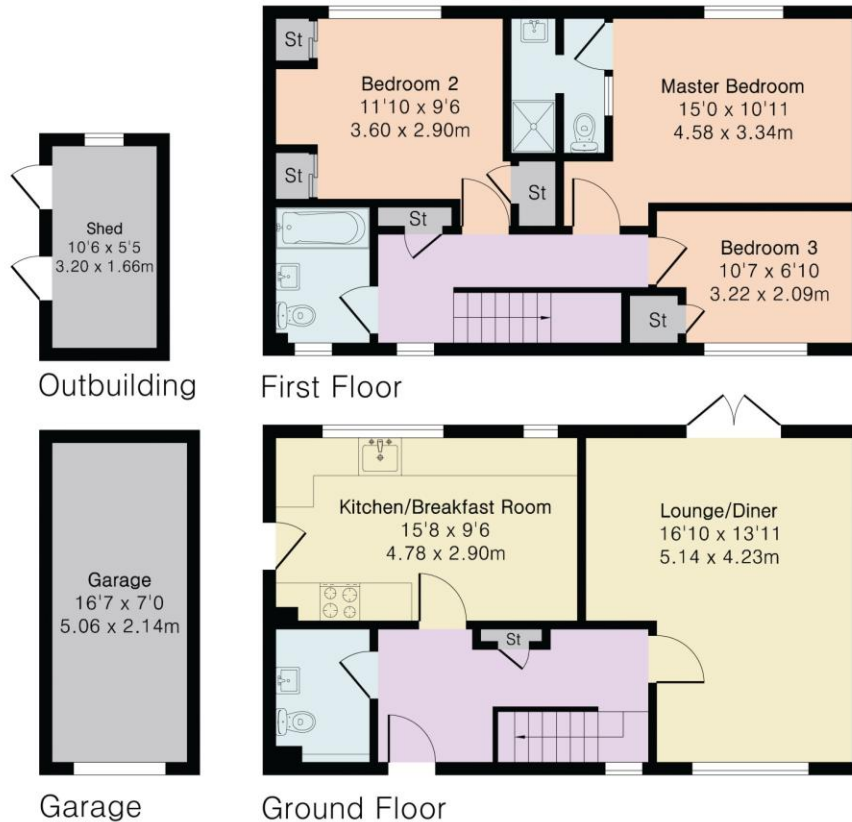
**Approximate Gross Internal Area 1012 sq ft - 94 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 506 sq ft – 47 sq m

First Floor Area 506 sq ft – 47 sq m

Garage Area 117 sq ft – 11 sq m

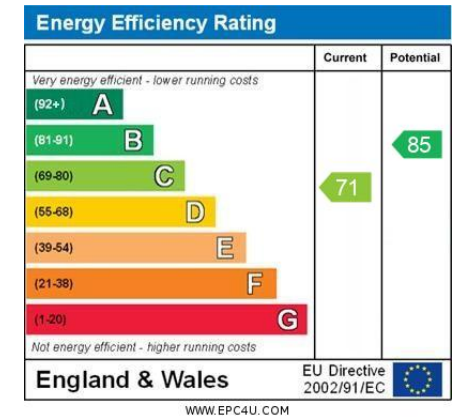
Outbuilding Area 57 sq ft – 5 sq m



Local Authority - Buckinghamshire Council

Council Tax Band - D

Energy Performance Rating - C71



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

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