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**SIMMONS & SONS**

**Station Road, Marlow**

Mid-Terrace Victorian Cottage in the Heart of Marlow

**Guide Price £495,000**

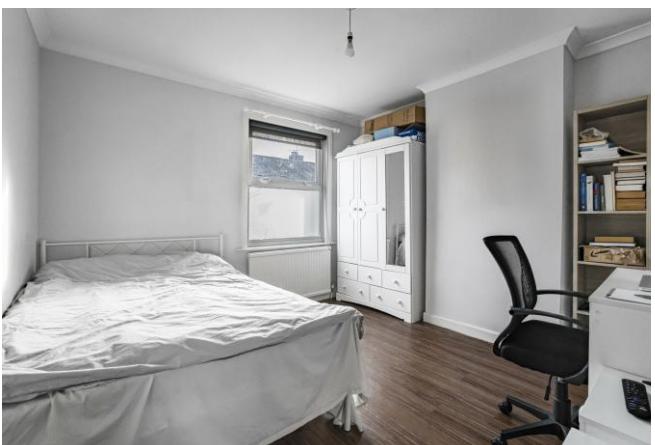
**Freehold**

# 78 Station Road, Marlow, SL7 1NX

- Lounge with fireplace
- Separate dining room
- Fitted kitchen with access to the rear garden
- Ground floor bathroom
- Two double bedrooms
- Dressing room that could be used as a home office or third bedroom
- Low maintenance rear garden
- Within 0.1 miles of Marlow train station
- Within 0.3 miles of Marlow high street and Higginson Park



In the heart of Marlow, this charming 2/3-bedroom mid-terrace Victorian cottage on Station Road presents an opportunity to experience period living with all the conveniences of a modern home. Boasting 752 sq. ft of well-proportioned accommodation, this delightful property is superbly presented, making it ideal for both families and professionals alike. Step inside to discover a welcoming lounge featuring a fireplace. The separate dining room provides an excellent space for entertaining guests, while the kitchen offers ample room for preparing meals, with generous worktop space and practical storage. The ground floor is complemented by a bathroom. Upstairs, there are two spacious double bedrooms. An additional dressing room offers flexibility as could easily be used as a third bedroom or a home office. Outside, the low-maintenance rear garden offers a peaceful retreat, with gated access ensuring both privacy and convenience-ideal for enjoying alfresco dining. One of the standout features of this property is its enviable location. Situated within just 0.1 miles of Marlow Train Station, daily commuting is effortless. The vibrant Marlow High Street, is only 0.3 miles away, as is the beautiful Higginson Park, perfect for leisurely strolls along the Thames. For those who enjoy outdoor recreation, Gossmore Recreation Park is found within 0.4 miles, offering green open spaces for exercise.



## Exterior

To the rear of the property it is fully decked for low maintenance. You will find a covered area which could have versatile use as well as the open garden area with room for table and chairs. There is a gated rear access and enclosed by timber 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

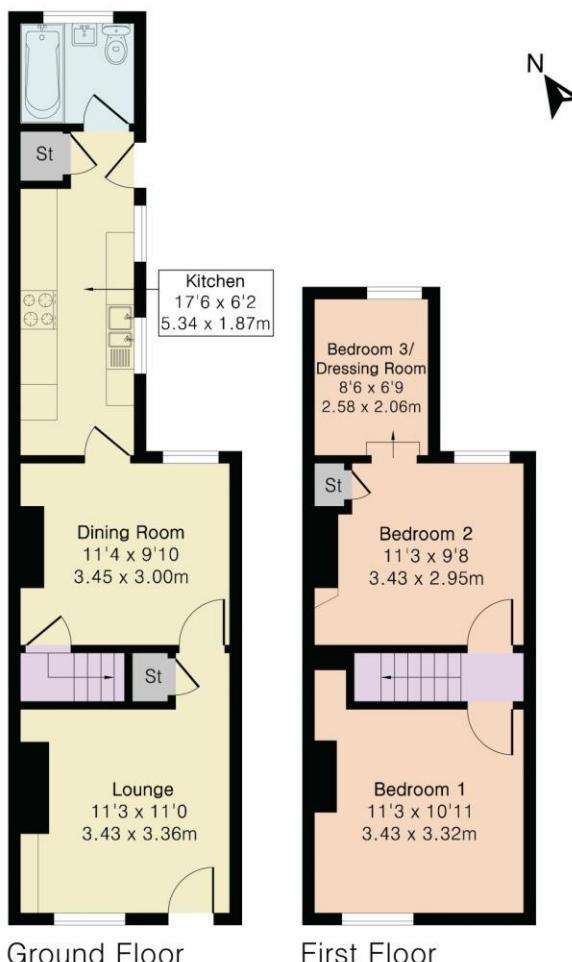
Heating: Gas fired hot water radiators  
Water: Mains Supply  
Sewerage: Mains Supply  
Broadband: Ask Agent

**Agents note:** The fireplace has been unused by the current owner, so would recommend it being checked before use.

**Approximate Gross Internal Area 752 sq ft - 70 sq m**

Ground Floor Area 422 sq ft - 39 sq m

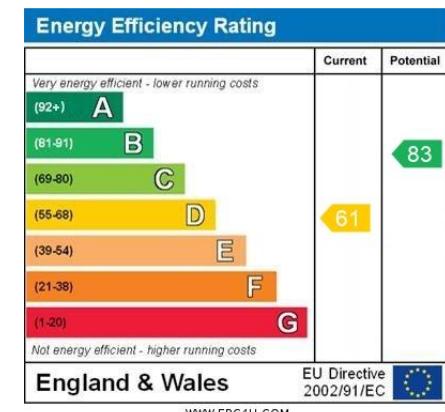
First Floor Area 330 sq ft - 31 sq m



Local Authority - Buckinghamshire Council

Council Tax Band - D

Energy Performance Rating - D61



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

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