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SIMMONS & SONS

Laburnum Close, Marlow

Guide Price £749,950

Extended Four-Bedroom Semi-Detached Family Home in Cul-De-Sac Location

Freehold

3 Laburnum Close, Marlow, SL7 3LF

- Lounge & separate dining room
- Kitchen and separate utility room
- Bedroom four/living room with ensuite shower room on the ground floor
- Conservatory
- Three bedrooms on the first floor & family bathroom
- Timber-built garage & driveway parking
- Elevated position to the North of Marlow
- Within 1 mile of the top of Marlow high Street
- No onward chain



Located in this popular family position to the North of Marlow, this extended 4-bedroom semi-detached house on Laburnum Close, offering a superb balance of versatile family living. Within just a mile of the vibrant top end of Marlow High Street, the property provides easy access to all the town has to offer, while still enjoying a peaceful residential setting. Boasting an impressive 1,392 sq. ft of well-maintained accommodation, this home is ideally suited for a growing family or those needing flexibility in their living arrangements. The ground floor features a fourth bedroom/living room with ensuite shower room, also offering the perfect opportunity for use as a home office, or guest suite. The main lounge provides a comfortable retreat, complete with a fireplace ideal for cosy evenings in, all while enjoying elevated views across the rooftops of Marlow. Further enhancing the ground floor layout, a separate dining room opens on to a light-filled conservatory- an inviting spot for entertaining or simply relaxing with a book. The kitchen and practical utility room add to the home's excellent functionality, making daily routines effortless. Upstairs, three bedrooms, complemented by a well-appointed family bathroom. Externally, the property continues to impress. A timber-built garage to the rear and driveway parking at the front cater for multiple vehicles, ensuring parking is never an issue. Offered to the market with no onward chain.



Exterior

To the front of the property, there is shingled driveway with feature flower beds and steps to front door. To the rear of the property, it is mainly laid to lawn with a raised decked area and patio area with space for table and chairs, a timber shed and timber-built garage with raised feature flower bed borders 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

Local Authority - Buckinghamshire Council

Council Tax Band - E

Energy Performance Rating - D68

Approximate Gross Internal Area 1392 sq ft - 129 sq m

Ground Floor Area 905 sq ft – 84 sq m

First Floor Area 487 sq ft – 45 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	77
(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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