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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS

South Place, Marlow

Guide Price £535,000

Extended 2 Bedroom Victorian Terrace Cottage a Short Walk of the High Street

Freehold

13 South Place, Marlow, SL7 1PY

- Spacious living/dining room
- Modern fitted kitchen with double doors on to the garden
- Inner hallway with useful storage cupboard for coats & shoes
- Downstairs family bathroom
- Two Bedrooms
- Study
- Loft Room
- Parking on road at the front of the property
- A short, level walk of the high street and Higginson Park



Situated in the heart of Marlow, this charming Victorian terraced cottage on South Place offers an exceptional opportunity to acquire a beautifully extended two-bedroom home. This freehold property combines period character with modern living conveniences. The accommodation comprises a spacious living/dining room, ideal for both relaxing and entertaining. The modern fitted kitchen features double doors that open directly onto the private garden, creating a seamless indoor-outdoor flow. An inner hallway provides a useful storage cupboard, perfect for coats and shoes, enhancing the practical layout of the home. The property includes two bedrooms, a study, and a loft room, offering flexible living space to suit a variety of needs. The downstairs family bathroom is thoughtfully positioned for convenience. Externally, parking is available on the road to the front of the property. The location is particularly attractive, being just a short, level walk from Marlow High Street and the picturesque Higginson Park, providing excellent access to local amenities and leisure facilities. This Victorian cottage presents a rare blend of period charm, modern upgrades, and a prime location, making it an ideal choice for those seeking a comfortable and stylish home in Marlow.



Exterior

To the rear of the property is low maintenance with a patio area and artificial grass area 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

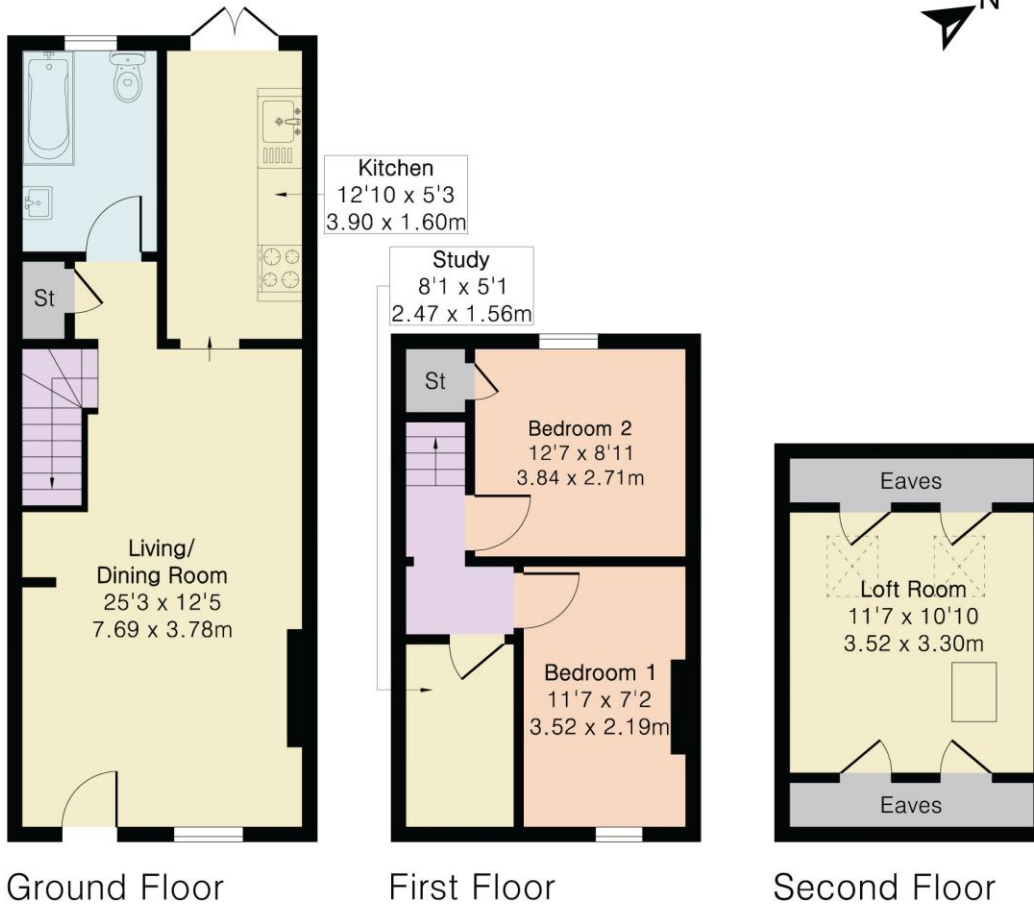
Agent's Note – The Loft room is accessed via a pull-down ladder in bedroom two.

Approximate Gross Internal Area 815 sq ft - 76 sq m

Ground Floor Area 427 sq ft – 40 sq m

First Floor Area 263 sq ft – 24 sq m

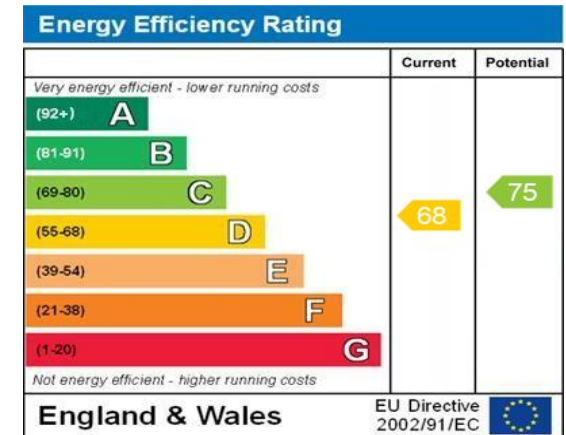
Second Floor Area 125 sq ft – 12 sq m



Local Authority - Buckinghamshire Council

Council Tax Band - D

Energy Performance Rating – D68



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

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