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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

**SIMMONS & SONS**

**Seymour Court Road, Marlow**

A Two Bedroom Semi-Detached House with no Onward Chain

Offers In Excess Of £500,000

Freehold

## 27 Seymour Court Road, Marlow, SL7 3AX

- Recently refurbished
- Lounge with log burner
- Kitchen/diner
- Main bedroom with modern en-suite shower room
- Second bedroom and modern bathroom
- Loft room
- Low maintenance rear garden & driveway parking
- Popular school catchment
- Walking distance to the high street



Presented in excellent condition throughout, this recently refurbished semi-detached home on Seymour Court Road, Marlow, offers an ideal blend of comfort and modern living. Boasting two generously proportioned bedrooms, the property features a stylish main bedroom complete with a contemporary en-suite shower room, as well as a sleek family bathroom to serve the needs of household and guests alike. At the heart of the home lies a welcoming lounge, centred around a charming fireplace with a log burner, creating a cosy retreat for relaxing evenings. The spacious kitchen/diner provides both practicality and style, with direct access to the low-maintenance rear garden-perfect for al fresco dining or entertaining family and friends. Additionally, a usable loft space offers further versatility, whether for storage or potential home working. Externally, residents will appreciate the convenience of driveway parking at the front, with gated access allowing for further secure parking at the rear. Ideally situated within 0.4 miles of the vibrant Marlow High Street, you are never far from an excellent selection of independent shops, cafes, and restaurants. The property is also ideally positioned within catchment for popular local schools catering for all ages, making this a superb choice for families. Offered to the market with no onward chain.



### **Exterior**

The Rear Garden has a large patio with a decking area and timber shed. The remainder of the garden is laid to lawn. There is also a timber and glass lean to on the side of the building. To the front, there is Driveway parking.

### **Situation**

Marlow is a charming and historic town set in the banks of the River Thames and is surrounded by beautiful countryside. It is a perfect place for enjoying the river, shopping with a difference, walking around historical buildings or taking part in the many sports and recreational activities available within the local area. The railway station in Marlow provides access to London (Elizabeth Line and GWR) and access to the M4 and M40 is within a short drive. Excellent schools for children of all ages are available in Marlow and surrounding districts.



### **Services**

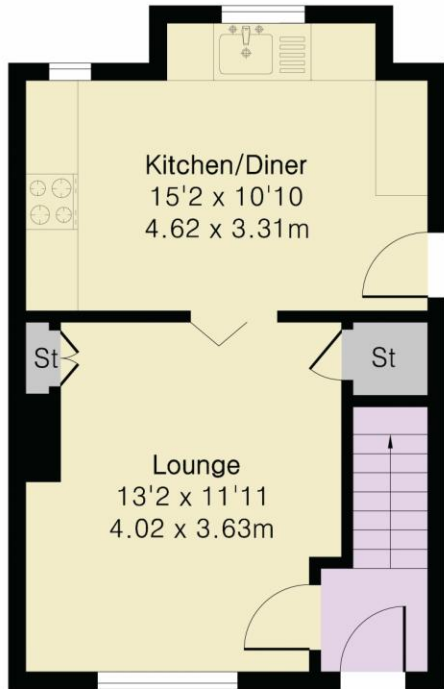
Heating: Gas fired hot water radiators  
Water: Mains Supply  
Sewerage: Mains Supply  
Broadband: Ask Agent

## Approximate Gross Internal Area 793 sq ft - 73 sq m

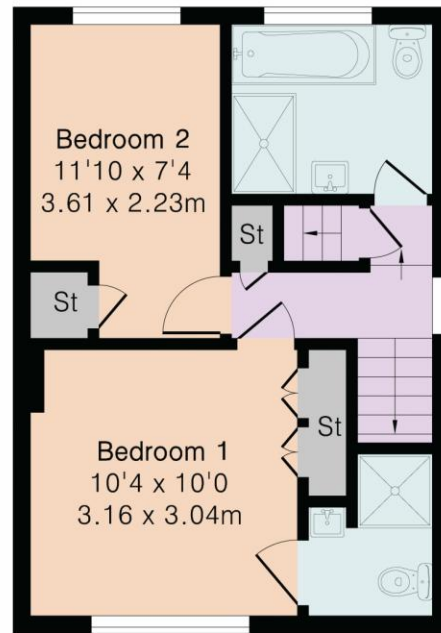
Ground Floor Area 355 sq ft – 33 sq m

First Floor Area 338 sq ft – 31 sq m

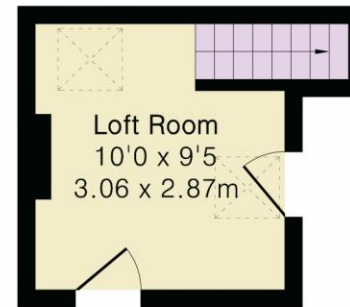
Second Floor Area 100 sq ft – 9 sq m



Ground Floor



First Floor



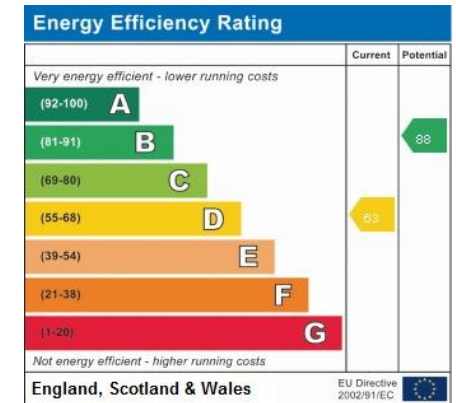
Second Floor



Local Authority - Buckinghamshire Council

Council Tax Band - D

Energy Performance Rating - D63



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

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