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SIMMONS & SONS



Eliot Drive, Marlow

Mid-Terrace Family House to the East Side of Marlow

Guide Price £450,000

Freehold

38 Eliot Drive, Marlow, SL7 1TU

- No onward chain
- Lounge with double doors on to the rear garden
- Separate dining room
- Shower room on the ground floor
- Three good-sized bedrooms and main bathroom on first floor
- Walk-in-wardrobe that could be used as a study
- Low maintenance front & rear gardens
- South-westerly facing rear garden
- Within 1 mile level walk of the top of Marlow high street



A charming mid-terrace family house located on Eliot Drive, Marlow, offered for sale with no onward chain. This well-proportioned property, constructed circa 1970, presents an excellent opportunity to acquire a freehold home in a sought-after area to the east side of Marlow. The accommodation comprises two reception rooms, including a lounge featuring double doors that open onto a south-westerly facing rear garden, providing a bright and inviting living space and separate dining room offering flexibility for family meals and entertaining. The ground floor also benefits from a convenient shower room. On the first floor, there are three good-sized bedrooms and a main bathroom. Additionally, the property features a versatile walk-in wardrobe that could be adapted for use as a study or home office. Both the front and rear gardens are designed for low maintenance, allowing for easy upkeep. The Property is situated within approximately one mile level walk of the top of Marlow High Street and good access to the A404 for useful transport links. This house represents an ideal purchase for families seeking a comfortable and well-located residence within close proximity of popular local schools for all ages.



Exterior

To the front of the property it is mainly artificial grass with a shingle border and path leading to the front door all enclosed by mature shrub borders. To the rear of the property, there is an artificial turf area, patio area, feature flower beds and wooden shed all in enclosed by wooden fencing with a gated rear access.

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

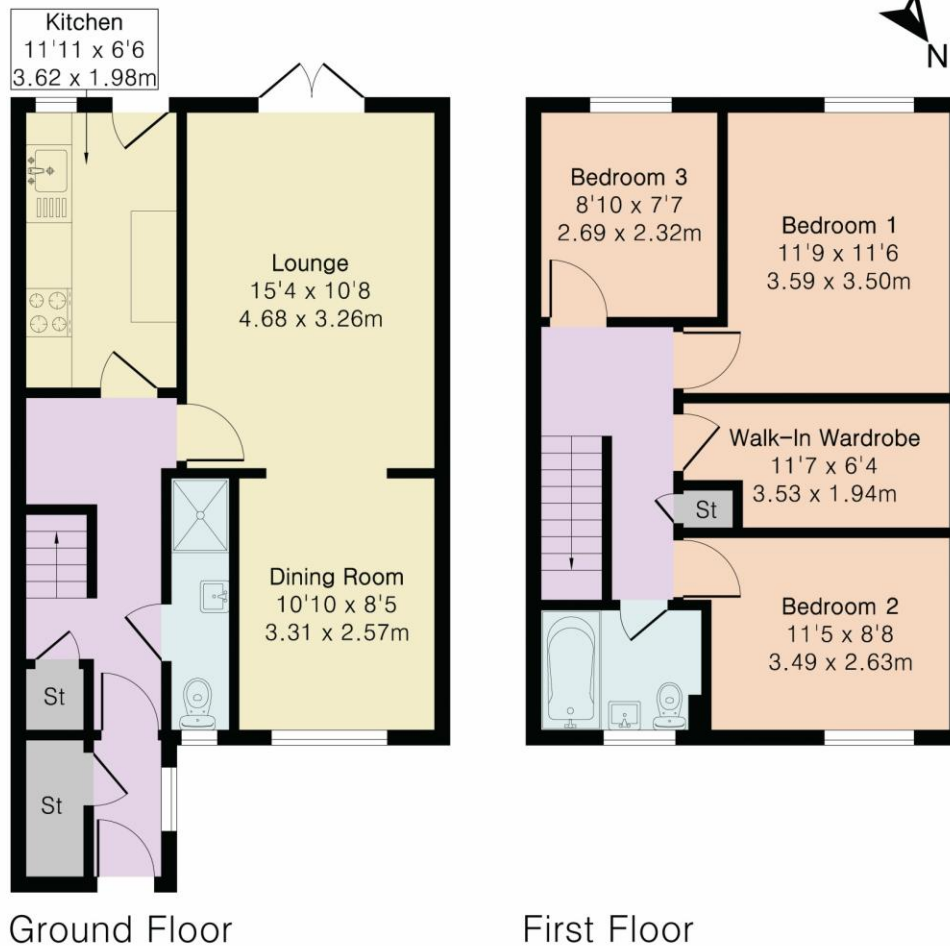
Sewerage: Mains Supply

Broadband: Ask Agent

Approximate Gross Internal Area 975 sq ft - 91 sq m

Ground Floor Area 506 sq ft – 47 sq m

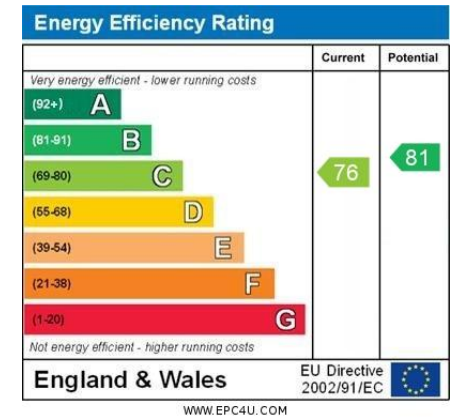
First Floor Area 469 sq ft – 44 sq m



Local Authority - Buckinghamshire Council

Council Tax Band - D

Energy Performance Rating - C76



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

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