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SIMMONS & SONS



The Orchard, Marlow

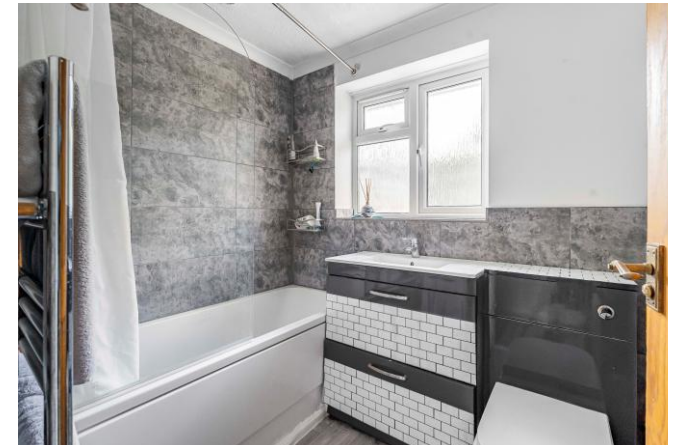
Mid-Terrace Bungalow in Popular Cul-De-Sac Location

Guide Price £530,000

Freehold

15 The Orchard, Marlow, SL7 3EF

- NO ONWARD CHAIN
- Spacious lounge with view to the front aspect
- Two good-sized bedrooms
- Modern fitted bathroom
- Fitted kitchen with door leading to the rear garden
- Westerly facing Low maintenance rear garden with gated rear access
- Garage located on private shared drive
- Close to local convenience store and Post Office
- Within 0.6 miles level walk of Marlow high street



Situated in a sought-after cul-de-sac in Marlow, this charming mid-terrace bungalow offers an excellent opportunity to acquire a freehold property with no onward chain. The property features two generously sized bedrooms and a modern fitted bathroom, providing comfortable accommodation ideal for a variety of buyers. The spacious lounge benefits from a pleasant front aspect, creating a welcoming living space. The fitted kitchen includes a door leading directly to the westerly facing, low-maintenance rear garden, which also features gated rear access, ideal for outdoor enjoyment and privacy. Additionally, the property includes a garage located on a private shared drive. This bungalow is perfectly positioned within close proximity to local amenities, including a convenience store and post office, and is just a level 0.6-mile walk from Marlow High Street. With an EPC rating of C, this property combines practicality with a desirable location, making it a compelling choice for those seeking a comfortable home in a popular area.



Exterior

The front garden is mainly laid to lawn with a gated entrance and a path leading through it to the front door. The rear garden is low maintenance with a patio area and shed and has gated rear access. The garage is located on private shared drive.

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

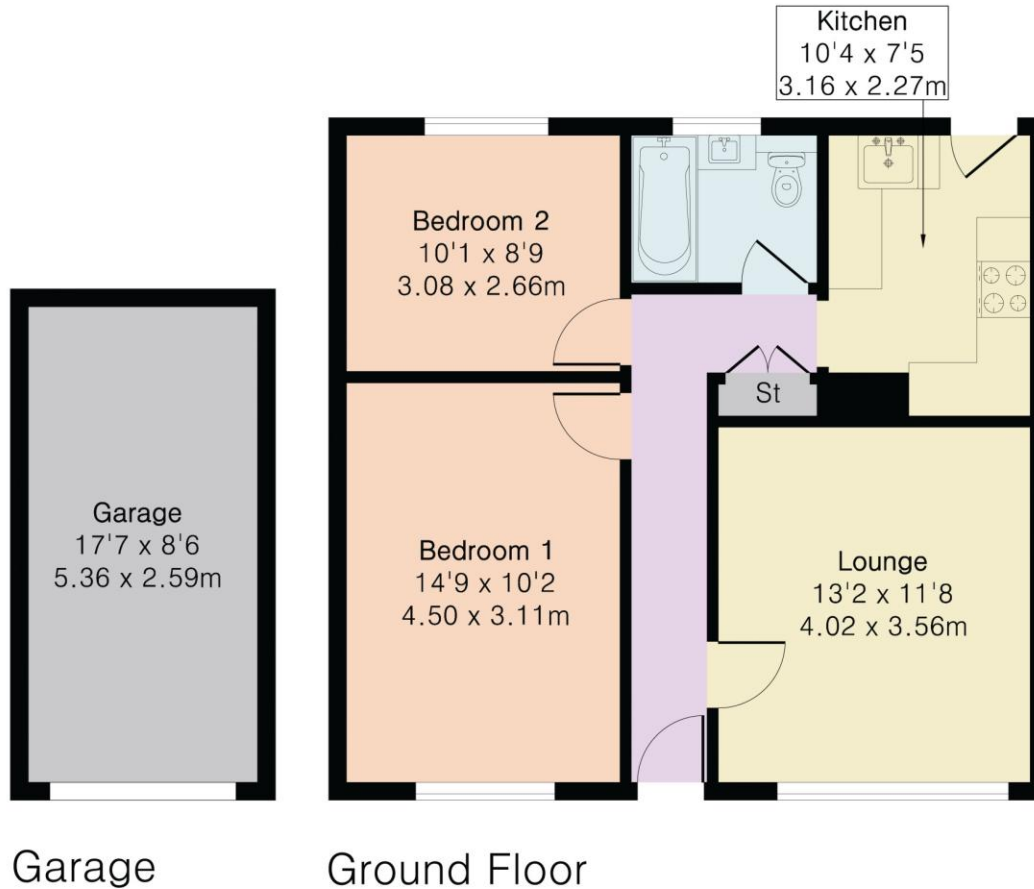
Water: Mains Supply

Sewerage: Mains Supply

Broadband: Ask Agent

**Approximate Gross Internal Area 604 sq ft - 56 sq m
(Excluding Garage)**

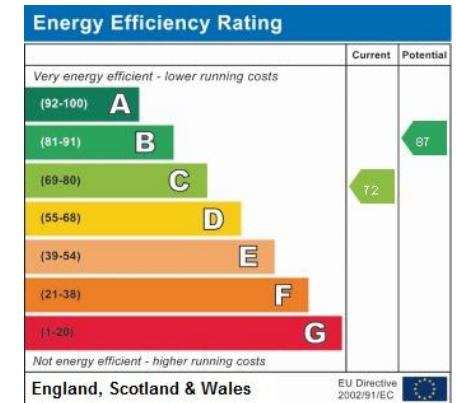
Garage Area 149 sq ft - 14 sq m 



Local Authority - Buckinghamshire Council

Council Tax Band - D

Energy Performance Rating - C72



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

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