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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS

James Close, Marlow

Guide Price £399,950

Two Double Bedroom Semi-Detached House With No Onward Chain

Freehold

8 James Close, Marlow, SL7 1TS

- No onward chain
- Parking
- Entrance hallway with space for study area
- Spacious lounge & kitchen/dining room
- Two double bedrooms & three-piece bathroom
- Westerly facing rear garden
- Within 1.1 miles of the top of Marlow high street
- Within 0.5 miles of the A404 with great access to the M40 & M4
- Within catchment area of two local grammar schools



Situated in the popular James Close in Marlow, this charming two-bedroom semi-detached house with good potential for re-modelling is offered for sale with no onward chain. Boasting a freehold tenure, the property presents an excellent opportunity for buyers seeking a well-proportioned home in a convenient location. The accommodation comprises a spacious lounge and an entrance hallway that thoughtfully includes space for a study area, ideal for those working from home. The kitchen/dining room benefits from direct access to the westerly facing rear garden, providing a pleasant outdoor space for relaxation and entertaining. Both bedrooms are generously sized doubles, complemented by a well-appointed three-piece bathroom. The property-s location is highly advantageous, situated within 1.1 miles of the top of Marlow High Street, offering a wealth of local amenities. Additionally, it is less than 0.5 miles from the A404, providing excellent connectivity to the M40 and M4 motorways, ideal for commuters. Energy performance is rated C, reflecting the property-s efficient standards. This home represents a superb opportunity to acquire a comfortable and conveniently located residence in Marlow.



Exterior

To the front of the property there is a picket fence enclosing it with gated access and path to the front door. To the rear of the property there is a well-designed feature patio area, lawn area and shingle area as well as raised feature flower beds all enclosed by brick wall and wooden fencing and there is 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

Parking: Unallocated parking space in the car park opposite

Heating: Gas fired hot water radiators

Water: Mains Supply

Sewerage: Mains Supply

Local Authority - Buckinghamshire Council

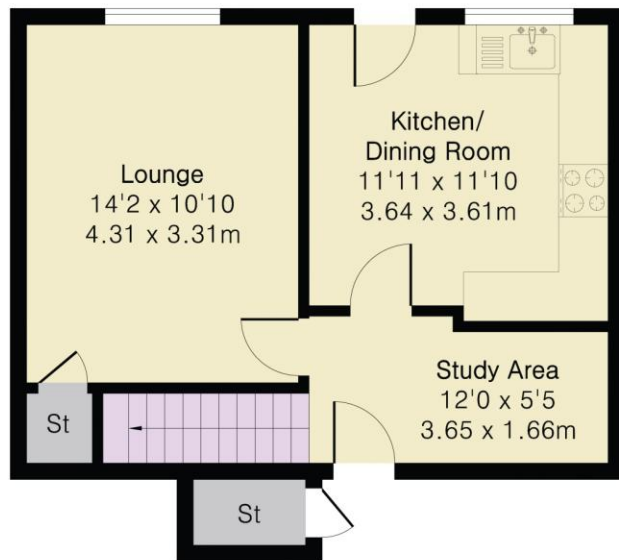
Council Tax Band - D

Energy Performance Rating - C74

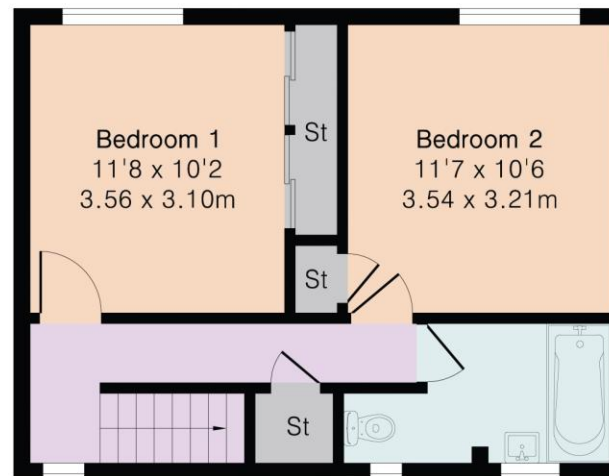
Approximate Gross Internal Area 829 sq ft - 77 sq m

Ground Floor Area 422 sq ft – 39 sq m

First Floor Area 407 sq ft – 38 sq m



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	74	
(55-68)	D		
(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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