



Rivermead Court, Marlow Bridge Lane

Marlow, Buckinghamshire, SL7

HAMPTONS
INTERNATIONAL

Beyond your expectations

Three bedroom house in sought after riverside development.

Reception Hall | Kitchen and Breakfast Room | Shower Room | Sitting Room with Balcony | Three Bedrooms | Bathroom | Two Parking Spaces | Communal Gardens

Guide Price £675,000 Freehold

Description

Situated in this prestigious and sought after riverside development, adjoining the Thames and within close proximity to Marlow High Street, a well presented 3 bedroomed house, offered with no onward chain. It is set in a well established garden setting and offers security gates and excellent parking facilities.

Outside

The property is approached via electric security gates which lead to the communal landscaped gardens and the riverside terrace adjacent to the river. In addition to the visitors parking, there are two allocated parking spaces to the rear of the house. There is use of a small courtyard style area to the rear of the property for rest and quiet enjoyment, which can be accessed from the breakfast room or kitchen.

Location

The uniquely favoured Thames riverside town of Marlow is well positioned in terms of access to an excellent range of shopping and sporting facilities. The area is well recognised for rowing and equestrian activities as well as fabulous walks in nearby woods and along the river Thames. Marlow town centre provides a variety of shops, restaurants, pubs, and day to day facilities. Marlow also enjoys excellent schools in the vicinity. The M4 and M40 are both nearby giving access to Heathrow, London, the Midlands and the West Country. There is also a railway station in Marlow with links via Maidenhead to London

Paddington.

Additional Information

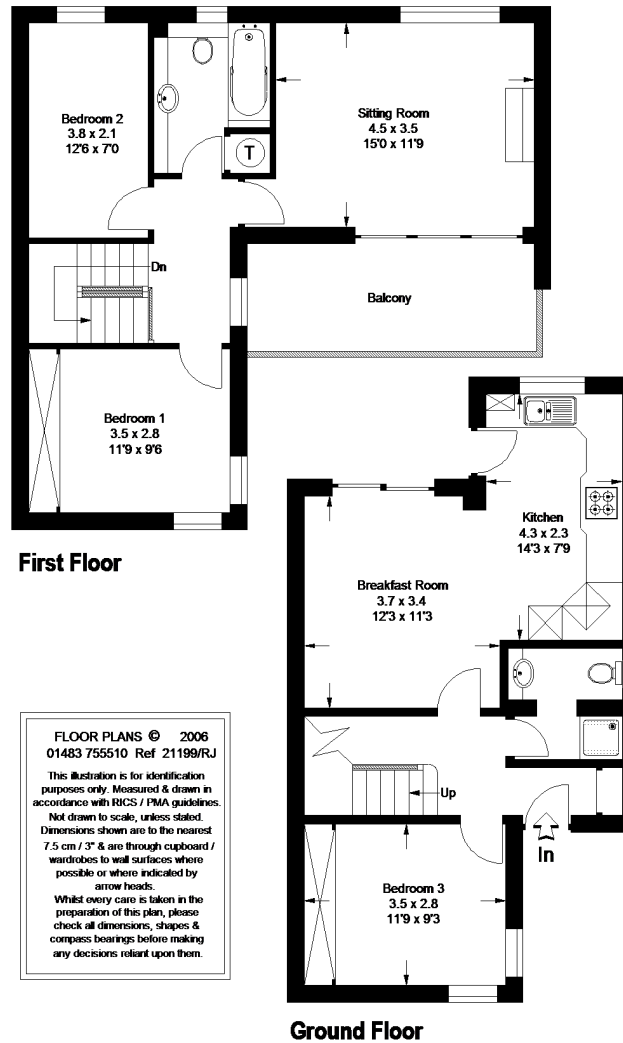
The front door provides access into the reception hall, the hall leads to the breakfast room and kitchen, bedroom 3 or study, shower room and stairs to the first floor. The breakfast room has sliding patio doors to the rear and is open into the kitchen area. The kitchen is fitted with a range of both wall and floor units with granite effect worktops, there are integrated appliances including Neff double oven and gas hob with extractor above, and built in dishwasher. There is a window to the rear and side door leading to the rear of the property. The third bedroom could also be utilised as a study and has a range of built in wardrobes. To the first floor are the sitting room, two further bedrooms and the family bathroom. The sitting room is dual aspect and has sliding doors to the front opening onto the balcony. Bedroom one has built in wardrobes.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area :- 96 sq m / 1039 sq ft



FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

