



Little Marlow Road, Marlow
Buckinghamshire, SL7

HAMPTONS
INTERNATIONAL

Beyond your expectations

Beautiful Victorian 3 Bed Semi Detached Home with Garage

Reception Hall | Sitting Room | Dining Room | Kitchen/Breakfast Room | Cloakroom | Three Bedrooms | Family Bathroom | Single Garage | Driveway Parking | Gardens

Guide Price £695,000 Freehold

Description

A superb period semi detached home, well appointed throughout retaining many of the character features. The property has a southerly aspect rear garden which is just over 102 ft in length, there is driveway parking to the front of the house and a single garage.

Outside

To the front of the property is the gravelled driveway providing off street parking for several vehicles which leads to the single garage. The enclosed rear garden is just over 102 ft in length from the rear wall of the house. French doors from the dining room and kitchen/breakfast room lead out onto a paved patio area. The majority of the southerly aspect garden is laid to lawn with well stocked planted borders. Trellising separates the vegetable garden at the rear from the lawned area, there are several raised beds and a garden shed.

Location

Marlow town centre is a thriving and stylish community with a wide range of independently owned shops and major retailers. There are also excellent local facilities in town, including rowing on the river, and there are several first class schools and colleges in the vicinity. Situated around thirty miles west of London; Marlow is well placed for commuting into the capital. There are rail connections from the town centre to central London, whilst both the M40 and M4 are easily accessible, putting Heathrow and Gatwick airports within convenient

driving distance.

Additional Information

The front door opens into the reception hall, which in turn provides access to the sitting room, dining room and stairs to the first floor landing. The sitting room has a bay to the front aspect with refurbished sash and case windows, there is a feature open fireplace with original surround and tiled inlay. The dining room has french doors leading out to the rear, a fireplace with wood burning stove, picture rail and an understairs storage cupboard. A door to the rear leads through to the kitchen/breakfast room, the kitchen area is fitted with a range of units with wood worktops. There is a range cooker with extractor above, and integrated appliances include fridge/freezer and dishwasher. There is space for dining table and chairs to the rear opposite the french doors leading to the garden. A door to the rear leads into the cloakroom. To the first floor are three bedrooms and the family bathroom. The main bedroom is generous in size and has two sash windows to the front aspect and a feature fireplace. The second and third bedrooms both have rear aspect views over the garden. The family bathroom has a three piece suite with separate shower cubicle and feature WC with wall mounted cistern.



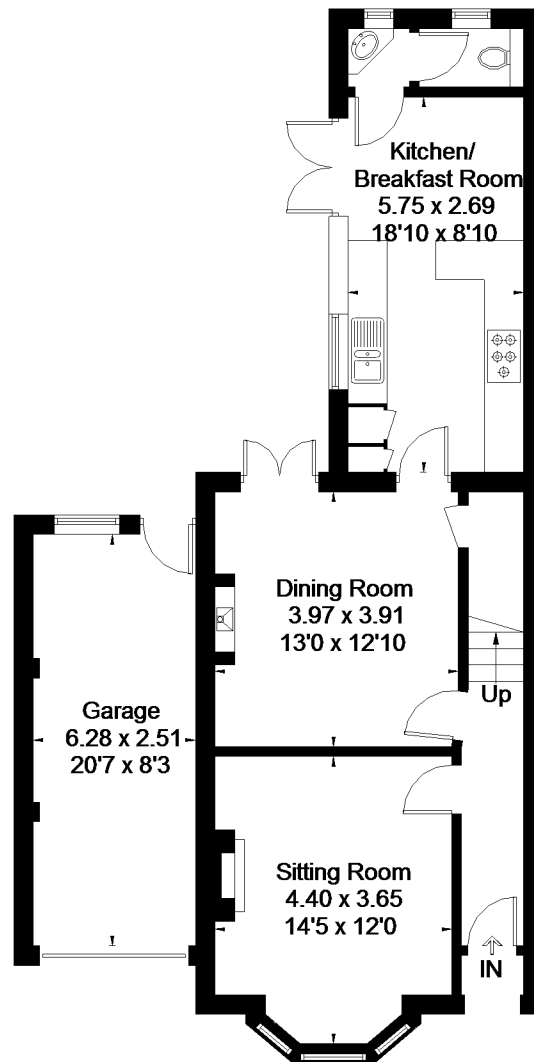
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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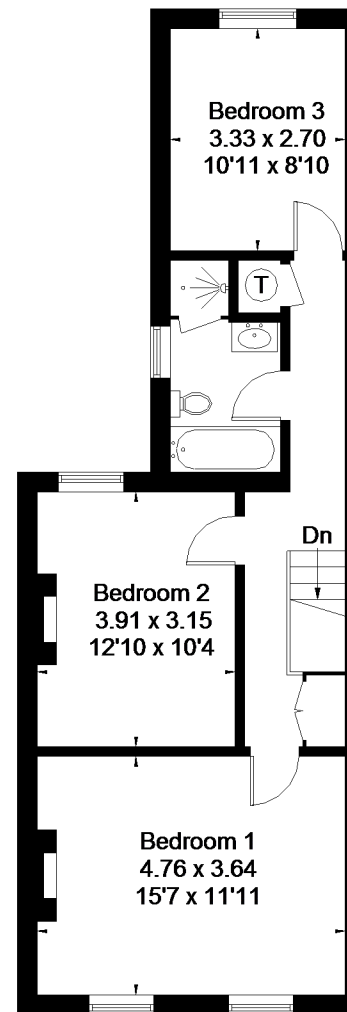


Approximate Gross Internal Area
 112.4 sq m / 1210 sq ft
 Garage = 15.9 sq m / 171 sq ft
 Total = 128.3 sq m / 1381 sq ft

This plan is for layout guidance only.
 Drawn in accordance with
 RICS guidelines. Not drawn to
 scale, unless stated. Windows &
 door openings are approximate.
 Whilst every care is taken in the
 preparation of this plan, please check
 all dimensions, shapes & compass
 bearings before making any
 decisions reliant upon them.



Ground Floor



First Floor

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.

