



A spacious townhouse in a convenient location

6 Rookery Court, Marlow, Buckinghamshire, SL7 3HR

Freehold



Spacious three storey townhouse • Well presented with flexible layout • Open plan kitchen/living room • Ground floor utility room • Enclosed rear garden • Integral garage and driveway parking • No onward chain

Introduction

A perfectly located townhouse with good size rooms, ideal for access to the town centre.

Distances & Times

Marlow Station – 0.6 miles,
Marlow High Street – 0.4 miles.

Situation

Located in a sheltered cul de sac and facing a central green Rookery Court enjoys a convenient location with a level walk to the town centre.

Marlow town offers a superb range of retailers, with an eclectic mix of local independent and national retailers. There are numerous bars, cafes and restaurants dotted around the town offering destinations for any occasion. The town itself is situated on the banks of the River Thames and the Thames Path follows the river through the town.

Just outside the town, the area opens out to glorious rolling countryside and a designated Area of Outstanding Natural Beauty. Outdoor pursuits are numerous, as are golf, football, cricket and rugby clubs.

For commuters, the town has a train station to Paddington (via Maidenhead) and the M40 motorway is accessed from the A404(M) which passes the town.

Accommodation

The front door leads into a spacious entrance hallway and direct access into the integral garage. Bedroom four is located to the rear with sliding glass doors leading out to the patio area of the rear garden. A modern refitted utility room offering access to the rear garden and a W/C is also on the ground floor.

The first floor opens to a vast sitting room enjoying full width double aspect windows and patio door opening to a private balcony. The open plan kitchen/dining area enjoys a good selection of fitted units of a modern neutral design with integrated appliances and a pleasant outlook.

The second floor features three light and spacious bedrooms, two of which are double rooms with the master benefitting from two sets of built in wardrobes. The family bathroom is well presented and of neutral design conveniently located to the rear of the property.

The garden is easily accessed enjoying a degree of privacy with a patio area and raised rear section laid to lawn.

There is driveway parking for two cars with the benefit of an integral garage ideal for a third vehicle or storage.



**Directions**

From Marlow high street head north to the obelisk and turn right onto Spittal street, continue over the roundabout and then fork left onto the Wycombe Road. Take the second left onto Green Verges and continue along Spring Gardens until Rookery Court can be seen. No 6 is on the right hand side.

Local Authority

Wycombe Council - Band E

Tenure

Freehold with vacant possession

Services

All mains services.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.

Postcode

SL7 3HR



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Approximate Area 109.5 sq m / 1179 sq ft

Garage 15.0 sq m / 161 sq ft

External Cupboard 0.3 sq m / 3 sq ft

Total 124.8 sq m / 1343 sq ft

Including Limited Use Area (2.0 sq m / 21 sq ft)

Richard Maby

Savills Marlow

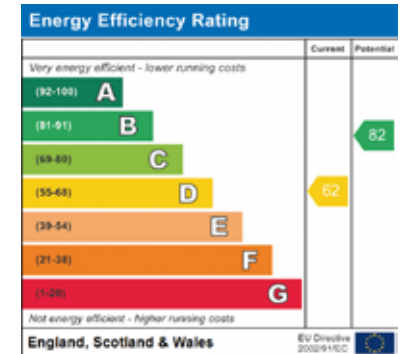
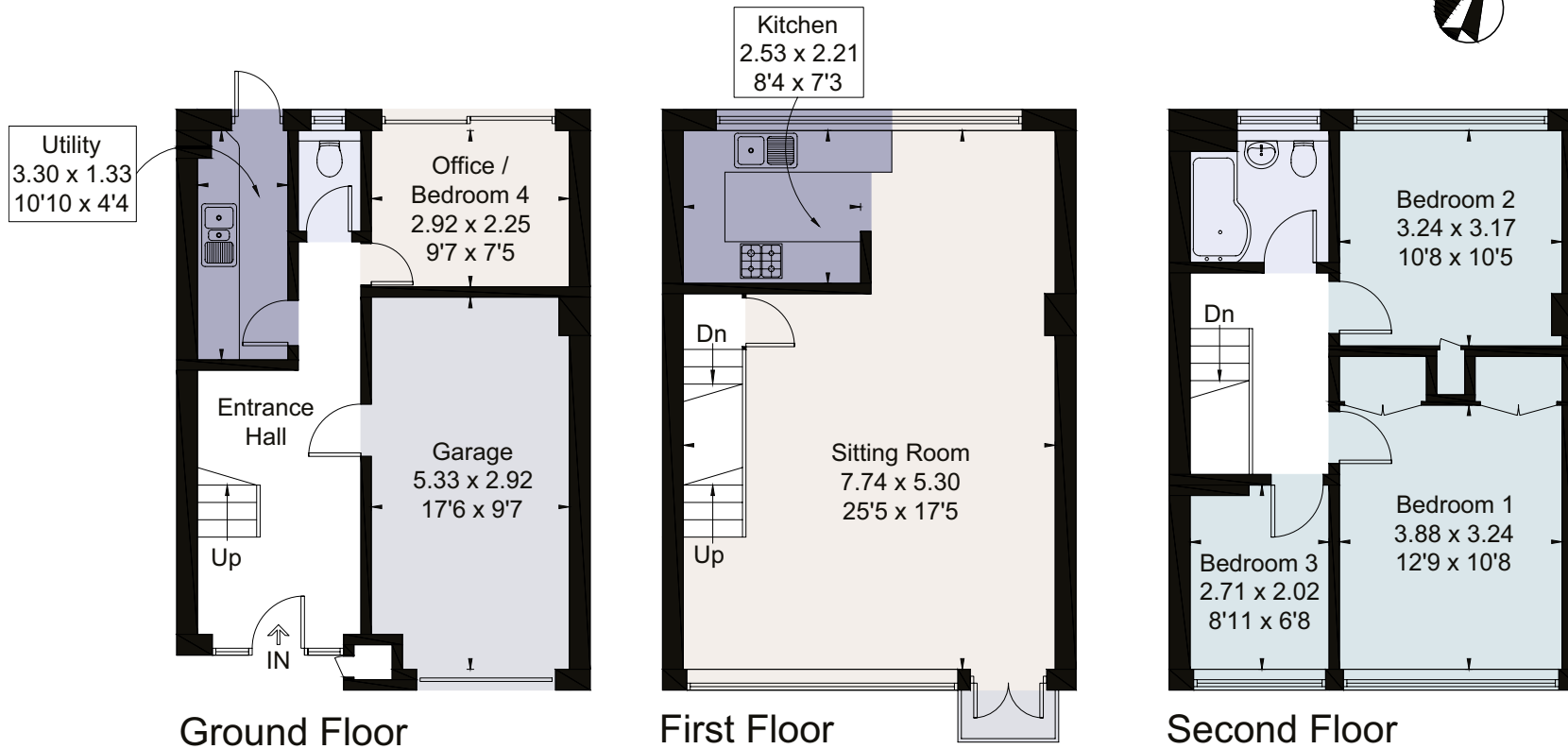
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