



36 Temple Mill Island, Marlow, Buckinghamshire, SL7 1SQ

| £875,000

## Property Features

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- 4 Bedrooms
- Double garage
- River frontage
- No onward chain
- Private mooring in marina
- Gated island development

## Full Description

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Welcome to 36 Temple Mill Island - A 4 bedroom end of terrace house on this prestigious gated development on the River Thames and benefitting from a private mooring in the marina. The fact that it has its own mooring adds an element of exclusivity and convenience for those who enjoy boating or other water-related activities and the private gated development enhances security and privacy for residents, creating a peaceful and exclusive living environment. This property enjoys arguably one of the best outlooks on the development across the Thames to open fields beyond.

The accommodation consists of entrance hall, cloakroom, kitchen, lounge/dining room, 4 bedrooms (1 with ensuite shower room), bathroom, double garage and parking for several vehicles, terraced gardens overlooking the river. Scope for ground floor extension into double garage subject to necessary permissions.

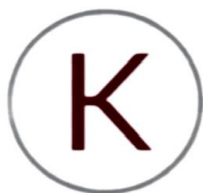
Marlow is a charming town located on the River Thames in Buckinghamshire, England. It is renowned for its picturesque setting, historical architecture, and vibrant community. Marlow has a rich history, with evidence of settlements dating back to the medieval period. The town is known for its quaint streets, traditional pubs, and a variety of shops and restaurants.

The River Thames plays a significant role in Marlow's appeal. The river winds its way through the town, offering stunning views and creating a tranquil atmosphere. The riverside is often a focal point for residents and visitors alike. The waterway provides opportunities for leisure activities such as boating, rowing, and walking along the scenic paths. Marlow Bridge, a historic suspension bridge spanning the Thames, adds to the town's character.

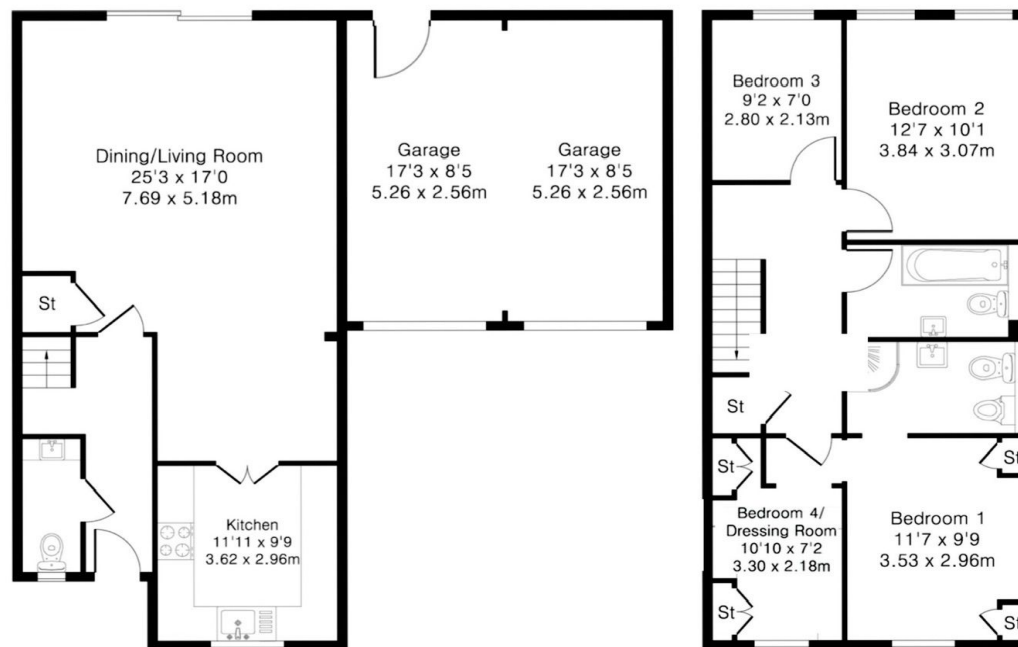
The property is Freehold with a service charge to cover communal areas on the island. There is a residents association and each home owner has a share in this company the current management charge (2024) stands at approximately £110 per month.







**Gross Internal Area 1502 sq ft / 140 sq m Approx**  
**Ground Floor Area 888 sq ft / 83 sq m Approx**  
**First Floor Area 613 sq ft / 57 sq m Approx**



The floorplan shown is not drawn to scale & is for layout guidance only. All window & door openings are approximate. Whilst every care is taken in preparation of this floorplan, we suggest you always check & confirm all dimensions, shapes & compass bearings yourself before making any decisions reliant upon them.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements