



**Holland Road**  
Marlow, Buckinghamshire

**TIM RUSS**  
& COMPANY



11 Holland Road  
Marlow  
Buckinghamshire  
SL7 1LH

An individual detached three-bedroom house in tucked away position in private no through road – no chain above

**Price      £825,000      Freehold**



## The Property

A bright and airy three-bedroom detached house in popular no through road ¾ mile east of the town centre and being sold for the first time in over 60 years.

On the ground floor the porch opens to a lovely light sitting room with bay window and stairs lead from an inner hall area to the first floor. Double doors access the dining room with French doors to the garden patio. Both reception rooms have feature fireplaces.

There is a modern-style kitchen with ample units and worktops with double oven and hob. A rear lobby then gives access to a toilet and to the side of the property.

On the first floor there is a large main bedroom with bay window and ample wardrobes/storage space and dressing area. There are two further attractive bedrooms with wardrobe cupboards and a family bathroom.

The property features gas central heating to radiators and double glazing throughout.

We believe there is potential to extend the property subject to planning.

## Outside

The front of the property is mainly laid to driveway for off road parking and leads to the single garage which is part integral. There are mature shrubs borders.

The rear garden is a most pleasant feature of the property being mainly lawned with patio, various maturing shrubs and mature trees. There is a pathway and garden store.

## Location

The riverside town of Marlow offers an excellent variety of supermarkets including Waitrose and Sainsburys, cafes and restaurants and, of course, Higginson Park and a picturesque stretch of the River Thames.

The Marlow Business Park is located close by as is A404 Marlow By-Pass giving fast access to the M40 at Junction 4 (Handy Cross) and the M4 at Junction 8/9 (Maidenhead).

The area is well known for its excellent schooling for children of all ages and the retention of the grammar school system.

## Directions

From the A404 at Handy Cross proceed in a southerly direction towards the M4 motorway and take the first exit to Marlow. Turn right at the roundabout and head over the mini roundabout onto the Little Marlow Road and turn left into Newtown Road. Holland Road is then a left hand turning after Redgrave Place and number 11 will be found on the left hand side.

## EPC Rating D

## Council Tax Band F

## Viewings

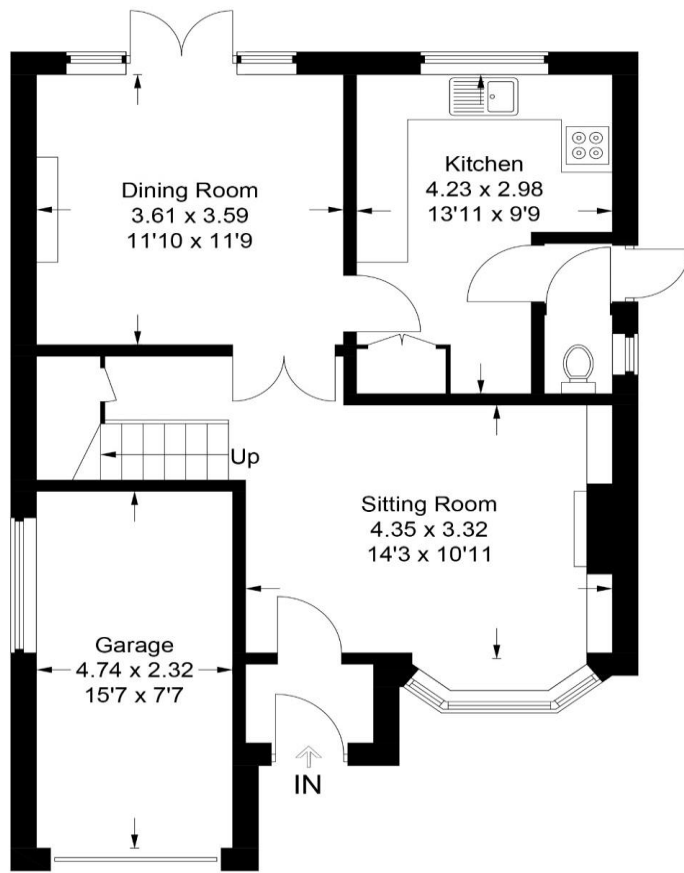
Strictly by appointment only.

## Mortgage

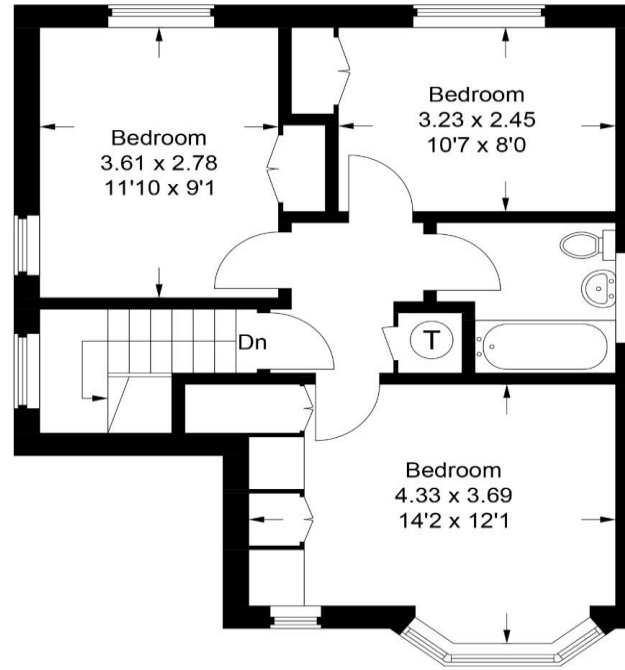
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

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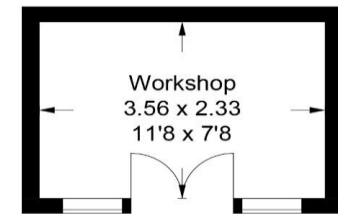




**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

**11 Holland Road**

Approximate Gross Internal Area  
 Ground Floor = 61.2 sq m / 659 sq ft  
 First Floor = 47.2 sq m / 508 sq ft  
 Workshop = 7.9 sq m / 85 sq ft  
 Total = 116.3 sq m / 1,252 sq ft

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

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