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SIMMONS & SONS



58 Harwood Road
Marlow SL7 2AS

Offers in Excess of £1,350,000
Freehold

**58 Harwood Road
Marlow
SL7 2AS**

A Detached Four Bedroom House in a Sought After Cul-de-Sac Location

- Substantial Floorspace of 1900 sq ft (approx.)
- Beautifully Appointed Kitchen - Open Plan to Dining/ Family Room
- Family Room with Bi-Fold Doors to Rear Garden
- Separate Living Room
- Ground Floor Wet Area/Utility & Cloakroom
- Main Bedroom with En Suite Shower Room
- Bedroom Two with En Suite Bathroom
- Two Further Bedrooms & Family Bathroom
- Lovely Enclosed Rear Garden
- Front Garden
- Large Garage with Driveway Parking for Two Vehicles
- Within 1/2 Mile (approx.) of Marlow High Street



We are delighted to present for sale this superb Detached Four Bedroom family home situated in a pleasant cul-de-sac location. The current owners have improved and extended this home to create a fabulous property with versatile and flexible living accommodation and is located just over 1/2 a mile away from the High Street with its wealth of eclectic boutiques and restaurants - Tom Kerridge's 2 Michelin Starred The Hand & Flowers is within a short walk, along with access to the beautiful banks of the River Thames and open countryside. The property also benefits from being within catchment of Sir William Borlase and Great Marlow schools* and has excellent transport links. We advise early viewings to avoid disappointment.

Accommodation: A contemporary front door opens into the welcoming Entrance Hall with stairs to the First Floor. A modern Utility/Wet area is located to the front of the house with a door leading into the large Garage - there is also a Cloakroom. The superb Kitchen has been fitted with a range of bespoke eye-level and base storage cabinets with complementary granite worktops over - the AGA range and Butler sink further enhance this space. The Kitchen is open-plan through to the Dining/Family room providing a superb spacious live-in area. The Family room has bi-fold doors opening to the patio and Rear Garden. A separate Living room with wood-burning stove has French doors leading out to the Rear Garden providing a cozy, relaxing ambiance. To the First Floor, the main Bedroom has a modern En Suite Shower room whilst the second Bedroom benefits from an En Suite Bathroom. There are Two further Bedrooms along with a Family Bathroom.





Exterior

To the rear of the property, the secluded Garden is enclosed by mature hedging - mainly laid to lawn with a variety of mature shrub and flower borders with a vegetable plot and raised beds there are two patios providing outdoor entertaining space or somewhere to enjoy a coffee. To the front of the property, there is a large Garage and a Driveway providing parking for up to two vehicles. There is a lawned area and a side gate to the rear of the property.

Situation

Marlow is a charming and historic town set in the banks of the River Thames and is surrounded by beautiful countryside. It is a perfect place for enjoying the river, shopping with a difference, walking around historical buildings or taking part in the many sports and recreational activities available within the local area. The railway station in Marlow provides access to London (Elizabeth Line and GWR) and access to the M4 and M40 is within a short drive. Excellent schools for children of all ages are available in Marlow and surrounding districts.

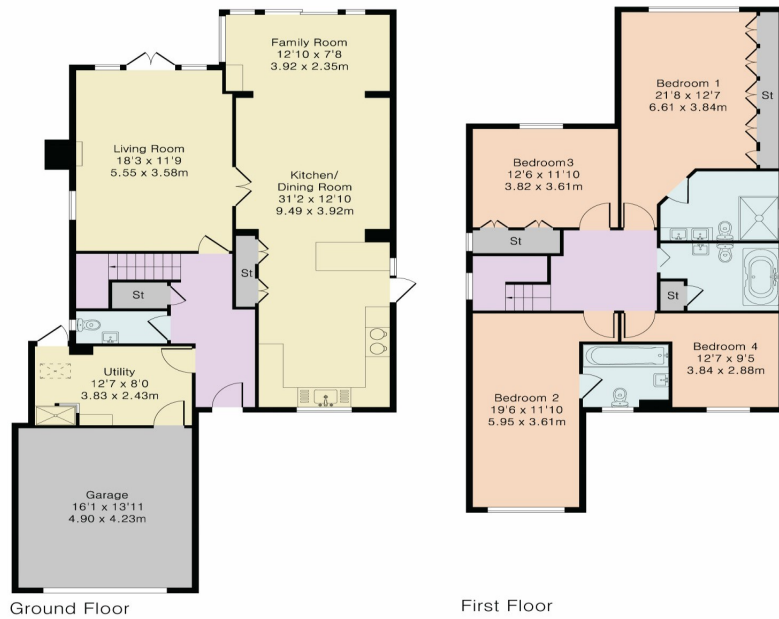
Directions

From the offices of **Simmons & Sons Marlow** proceed out of Marlow along West Street turning left by the Hands & Flowers restaurant/pub into Westwood Road following the road around to the right hand side and continue into Harwood Road. As the road bends to the left continue straight on into the cul-de-sac where the property will be found on the right hand side.

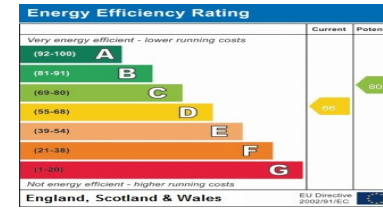




Approximate Gross Internal Area 2087 sq ft – 194 sq m
 Ground Floor Area 1167 sq ft – 108 sq m
 First Floor Area 920 sq ft – 86 sq m



Council Tax/ Wycombe Tax Band G



Services

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 and it is not our firm's policy to test services and domestic appliances, so we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. *Purchasers are advised to check with schools directly regarding catchment criteria.

VIEWINGS - Strictly by appointment with:

Simmons & Sons

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Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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