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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS



12 Willowmead Square
Marlow, SL7 1HP

Asking Price £499,950
Freehold

**12 Willowmead Square
Marlow
SL7 1HP**

A Three Bedroom Mid-Terrace House

- **NO ONWARD CHAIN**
- Living Room
- Dining Room
- Fourth Bedroom/Family Room with En Suite Shower Room
- Modern Kitchen
- Three Bedrooms
- Bathroom
- West Facing Rear Garden
- Driveway Parking for One Car
- Potential for Improvement/Extension (STPP)
- Within Catchment for Favoured Marlow Schools*
- Within Walking Distance of the High Street
- Overlooking a Green



A modern Three Bedroom Mid-Terrace House situated in a pleasant cul-de-sac located to the east side of Marlow overlooking a pretty green. Offering spacious living accommodation with potential for improvement/extension (STPP) and a good size West facing Rear Garden, 12 Willowmead Square is the ideal home for families and professionals alike. The High Street is approx. 0.5 miles away and offers a variety of everyday and independent boutique shopping, restaurants and bars - the Train Station provides links via Maidenhead into London Paddington and Reading. Outdoor countryside pursuits are very well catered for, whilst the River Thames offers walks along the toe-path, boating or if preferred, relaxing with a picnic or coffee in Higginson Park. The property falls within catchment for favoured Marlow schools* and is offered to the market with **NO ONWARD Chain**, early viewings are advised to avoid disappointment.

Accommodation

The front door opens into an Entrance Porch with part-glazed door opening into the Living room with attractive fire place - this space is open plan into the Dining room with double sliding patio doors opening out into the Rear Garden, stairs rise to the First Floor. There is a further reception room with En Suite which could be utilised as a Fourth Bedroom or Family room. The Kitchen is fitted with a range of light oak effect eye level and base units with granite effect worktops over, integrated dishwasher and built-in oven and hob - two large storage cupboards provide space/plumbing for washing machine, tumble drier and fridge/freezer. To the First Floor are Two Double Bedrooms, a Single Bedroom and main Bathroom.



Exterior

The good size west facing Rear Garden has a patio and is mainly laid to lawn with mature shrub borders, the whole being enclosed by wood panel fencing. To the front of the property, Driveway Parking is provided for one car.

Situation

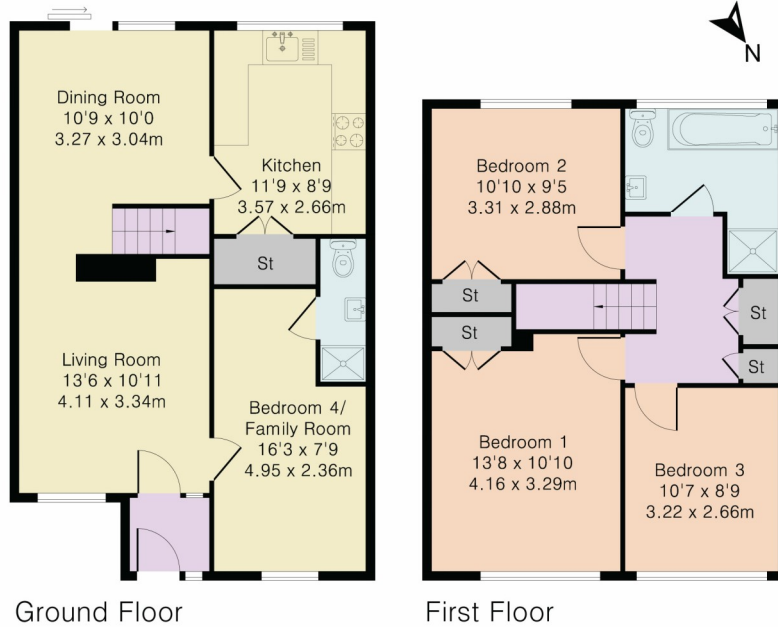
Marlow is a charming and historic town set in the banks of the River Thames and is surrounded by beautiful countryside. It is a perfect place for enjoying the river, shopping with a difference, walking around historical buildings or taking part in the many sports and recreational activities available 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 of Marlow** proceed out of Marlow along Spittal Street, straight across the mini-roundabout into Chapel Street and continue along The Little Marlow Road passing The Britannia pub/restaurant on your left hand side, and Willowmead Square will be found as the next turning on the right hand side as indicated by our For Sale sign. A representative of **Simmons & Sons** will meet you at the property.



Approximate Gross Internal Area 1122 sq ft – 104 sq m
 Ground Floor Area 592 sq ft – 55 sq m
 First Floor Area 530 sq ft – 49 sq m



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.



Council Tax/Wycombe

Tax Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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.
- * The property is currently tenanted.

VIEWINGS - Strictly by appointment with:

Simmons & Sons

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Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

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