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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

**SIMMONS & SONS**



21 Allanson Road  
Marlow, SL7 1LE

Asking Price £700,000  
Freehold

**21 Allanson Road  
Marlow  
SL7 1LE**

- Extended & Improved Three Bedroom End of Terrace House
- Pleasant Cul-de-Sac
- Popular & Convenient Location within Walking Distance of the High Street
- Turn-Key Condition
- Living Room
- Live-in/Dining/Family Room
- Modern Fitted Kitchen
- Cloakroom
- Main Bedroom with En Suite
- Two Further Bedrooms
- Bathroom
- Substantial Well Maintained Rear Garden
- Driveway Parking



Simmons & Sons are delighted to offer for sale this beautifully extended and improved Three Bedroom End of Terrace House in a pleasant cul-de-sac position just a short distance from the High Street, Station, Open Parkland and Thameside walks. The current owners have created a fabulous family home with a contemporary theme - just perfect for a family or professionals alike. Benefitting from a good size Rear Garden, Off-Street Parking and falling within catchment area for favoured Marlow schools, early viewings are advised.

**Accommodation**

Approaching the property through the low maintenance front garden and Driveway, a block paved pathway leads to the attractive front door which opens into the Entrance Hall with storage cupboard. A modern Cloakroom is situated to the front and stairs with storage below ascend to the First Floor. The front aspect Living Room is a most relaxing space with engineered wood flooring and a wood burning stove, this room seamlessly leads into the superbly appointed Live-in/Dining/Family room flooded with natural light with double patio doors leading out onto the patio. A square archway leads into the Kitchen which has been created using an "open-concept" design. Allowing for use of an internal window space, this, along with neutral coloured eye-level and base units with complementary oak worktops and use of a chrome splash back for the double oven, enhance the contemporary feel. To the First Floor, Bedroom One is spacious with an En Suite Shower room and part-vaulted ceiling - the focal point to this lovely room being the wooden beam. There are Two further good size Bedrooms and a modern, spacious Bathroom.



## Exterior

The sunny Rear Garden is of a substantial size and is mainly laid to lawn with areas of mature trees, shrubs and flowers along with a lovely lilac tree. A good size patio provides the ideal spot for enjoying a cup of coffee or entertaining. There is a timber workshop and shed. To the front of the property, the Driveway provides parking for several vehicles.

## Situation

Marlow is a charming and historic town set in the banks of the River Thames 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.

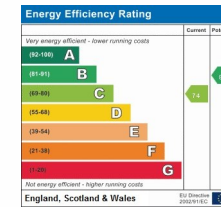
## Directions

**From the offices of SIMMONS & SONS** proceed out of Marlow along the High Street, turn left by the twin mini-roundabouts into Station Road, continue past the Marlow Donkey pub into Dedmere Road. At the end of this road turn left into New Town Road taking the second turning on the right into Westhorpe Road where Allanson Road will be found at the end as a turning on the left hand side. The property will be found along on the left hand side where a representative of Simmons & Sons will meet you at the property.

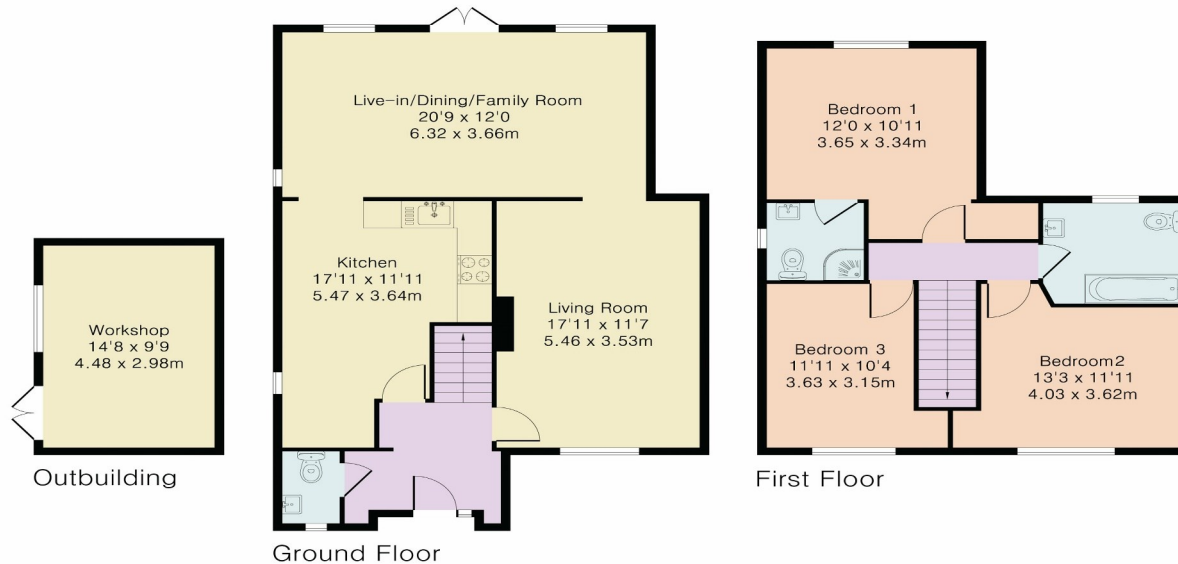


## Council Tax/Wycombe

Tax Band D



Approximate Gross Internal Area 1446 sq ft – 134 sq m  
Ground Floor Area 744 sq ft – 69 sq m  
First Floor Area 558 sq ft – 52 sq m  
Outbuilding Area 144 sq ft – 13 sq m



### 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

T: 01628 484353

E: [sales@simmonsandsons.com](mailto:sales@simmonsandsons.com)



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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32 Bell Street  
Henley-on-Thames  
Oxon  
RG9 2BH  
T: 01491 571111

1 High Street  
Marlow  
Bucks  
SL7 1AX  
T: 01628 484353

12 Wote Street  
Basingstoke  
Hants  
RG21 7NW  
T: 01256 840077

Peper Harow  
The Estate Office  
Godalming  
GU8 6BQ  
T: 01483 418151



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