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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

**SIMMONS & SONS**



20 Gossmore Walk  
Marlow, SL7 1QZ

Asking Price £1,100,000  
Freehold

## 20 Gossmore Walk

Marlow

SL7 1QZ

### An Extended Detached Four Bedroom Home

- Pleasant Cul-de-Sac Location approx. 1/2 mile from the High Street
- Four Bedrooms
- Kitchen/Breakfast Room
- Beautifully Extended with Open Plan Live-in/Dining/Family Space
- Separate Sitting Room/Study
- Cloakroom
- Utility Room with Separate Store
- Bedroom One with Contemporary Styled En Suite
- Three Further Bedrooms
- Contemporary Styled Bathroom
- Two-Tier Enclosed Rear Garden
- Driveway Parking
- Further Approved Planning in Place for a Part Single, Part Two Storey Side/Rear Extension



Available for sale is this well appointed, extended Detached Four Bedroom family home situated in a pleasant cul-de-sac approx. 1/2 mile from Marlow High Street in turn-key condition. The current owners have created a fabulous home with approved planning already in place for a part single, part two storey side/rear extension (**22/07020/FUL**). The property also benefits from being within catchment for favoured Marlow schools. Early viewings are highly recommended.

#### Accommodation

The front door opens into the Entrance Hall with stairs rising to the First Floor. There is a modern two piece Cloakroom. To the front of the property, is the Playroom - this could also be utilised as a Sitting room or Study. The front aspect Kitchen/Breakfast room has been beautifully re-fitted with a range of high-gloss white eye level and base units with attractive dark oak complementary worktops over, a part glazed door leads to the outside of the property. Open-plan into the fabulous Live-in/Dining/Family room a superbly bright and cheerful space with Bi-Fold doors, French windows and a stunning roof lantern - a fantastic space for entertaining and enjoying with the family. The garage has been converted to create a Utility room with a useful Store to the front. To the First Floor are Four Bedrooms, Bedroom One benefitting from built-in storage and a lovely contemporary styled En Suite. There are Three further Bedrooms and a fabulous Family Bathroom again styled in a contemporary fashion.





## Exterior

The Rear Garden has a substantial decked area accessed via the Live-in/Dining/Family room, a great outside space to enjoy a coffee. Steps lead down to the lower part of the garden - mainly laid to lawn with patio area and two sheds, fully enclosed by part-brick wall, wood panel fencing and trellis. A gate leads to the front of the property. To the front of the property, slate has been used to create a low maintenance garden. There is Driveway parking.

## Situation

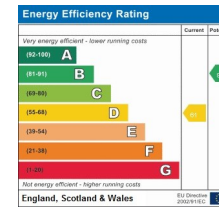
Marlow is a charming and historic town set in the banks of the River Thames and is surrounded by beautiful countryside. It is a perfect place for enjoying the river, shopping with a difference, walking around historical buildings or taking part in the many sports and recreational activities available 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 along Marlow High Street turning left at the twin mini-roundabout into Station Road. Continue to the cross roads by the Marlow Donkey public house and turn right into Lock Road and at the t-junction turn left into Gossmore Lane. Continue along this road passing the turning on the left for River Park Drive where the property will be found a short way down on the right hand side. A representative of **Simmons & Sons** will meet you at the property.



## 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.

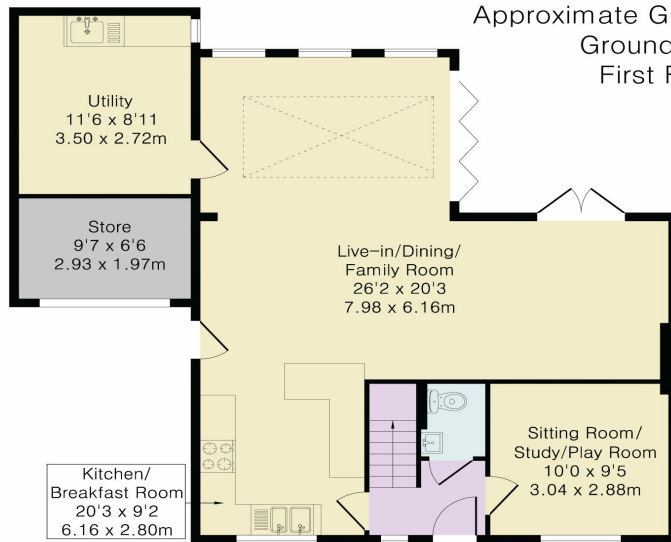
### VIEWINGS - Strictly by appointment with:

Simmons & Sons

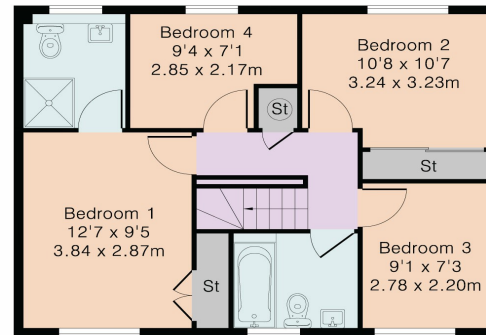
T: 01628 484353

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

Approximate Gross Internal Area 1382 sq ft – 129 sq m  
Ground Floor Area 859 sq ft – 80 sq m  
First Floor Area 523 sq ft – 49 sq m



Ground Floor



First Floor



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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GALLERY