



Trusted since 1802
HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS

2 Woodland Way
Marlow, SL7 3LD

Asking Price £699,950
Freehold

**2 Woodland Way
Marlow
SL7 3LD**

A Three Bedroom Semi-Detached Home

- Extended & Improved
- Spacious Living/Dining Room
- Conservatory
- Modern Kitchen
- Utility Room
- Three Bedrooms
- Modern Bathroom & Separate W.C.
- Well Maintained Mature Rear Garden
- Garage
- Driveway Parking
- Workshop
- Popular Location



An Extended Three Bedroom Semi-Detached Home in a popular location to the north of Marlow. The property has been well maintained and improved by the current owners and benefits from a generous, level plot, Garage and ample Driveway Parking. Being within a walking distance of the High Street, Train Station, Open Parkland and River Thames and is within the catchment area for the favoured Sir William Borlase and Great Marlow Schools, along with Holy Trinity Junior School,* early viewings are advised to avoid disappointment.

Accommodation

The front door opens into the Entrance Hall with doors to Ground Floor rooms and stairs with understairs storage to the First Floor . The Living/Dining Room is spacious with double doors leading through to the lovely Conservatory with double doors out to the patio - steps descending lead into the Utility Room with integrated fridge/freezer and door to the Rear Garden and Workshop. The Kitchen is fitted with a range of modern, eye level and base units, integrated fridge/freezer, underfloor heating and has a window and single door through to the Conservatory. To the First Floor there are Three Bedrooms, a modern Bathroom and separate W.C.



Exterior

The Rear Garden has a patio directly outside of the Conservatory with wooden pergola and a further raised terrace to the rear of the garden providing a perfect spot for outdoor entertaining. The remaining is mainly laid to lawn with mature trees, shrubs and borders and garden shed enclosed by wood panel fencing. There is gated access to the rear garden. To the front of the property is a lawned area, Driveway Parking and Garage with access to the Workshop.

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** proceed out of Marlow along Spittal Street into Chapel Street. Turn left into the Wycombe Road taking the 3rd turning on the left into Oaktree Road. Take the 4th turning on the right into Hillside Road and the first left into Woodland Way. A representative of Simmons & Sons will meet you at the property.



Woodland Way, Marlow, SL7

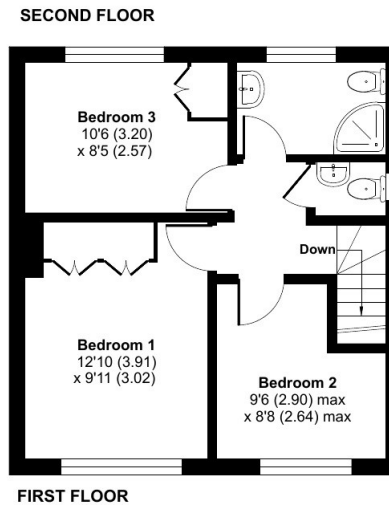
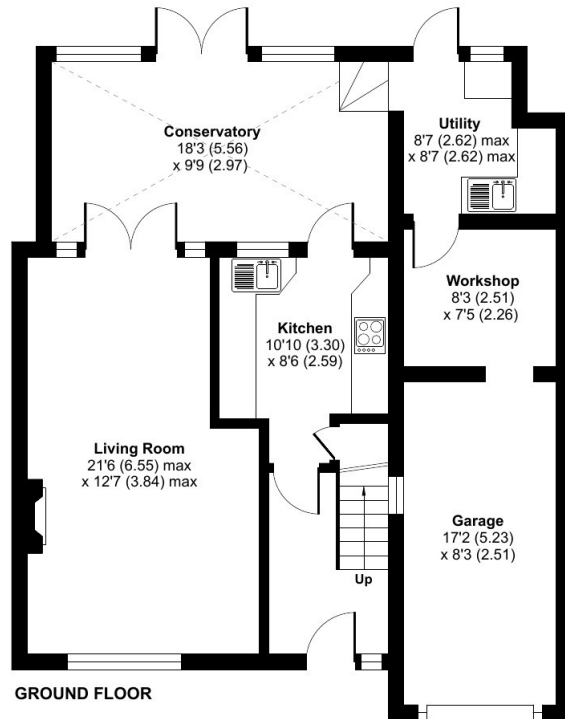
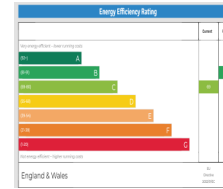
Approximate Area = 1416 sq ft / 131.5 sq m (includes garage)

Council Tax/Wycombe

Tax Band E

Denotes restricted head height

For identification only - Not to scale



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

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Simmons & Sons. REF: 956525

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.

sales • lettings & management • commercial • development • rural

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

