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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

**SIMMONS & SONS**



57 Harwood Road  
Marlow, SL7 2AR

Offers in Excess of £1,200,000  
Freehold

**57 Harwood Road**

**Marlow**

**SL7 2AR**

## **A Detached Four Bedroom House**

- Well Maintained 1970's Home
- Within Fabulous Residential Area of the Town
- Sought after Cul-de-Sac Location
- Within Easy Walking Distance of Town Centre
- Approximately half a mile from Marlow's High Street
- Excellent Potential for Renovation or Extension (STPP)
- Kitchen/Breakfast Room
- Cloakroom & Utility Room
- Living & Dining Room
- Bedroom One with En Suite Bathroom
- Three further Double Bedrooms
- Family Bathroom
- Substantial 56ft (approx) South Facing Rear Garden
- Front Garden, Garage & Driveway Parking



Occupying an enviable position within walking distance of the High Street, we are delighted to offer for sale this Four Bedroom Detached Family Home. Offering great potential for Renovation or Extension (Subject to Planning Permission). The property has been well maintained by the current owner and benefits from a substantial South Facing Rear Garden. Falling within catchment of and within an easy level walk of Sir William Borlase's Grammar school\* and the River Thames.

### **Accommodation**

The front door opens into an entrance porch, then a second door opens into the reception hall. From the hall there is a cloakroom and door to the garage. The kitchen/breakfast room is of good size, offering space for informal dining, with a range of eye-level and base units, with worktops over. Just off the kitchen is a useful utility/store room with plumbing for washing machine and a door to the side of the property. To the rear, the living room has patio doors leading to the rear garden. Double doors open into what is currently the dining room - this room would also make an ideal family or playroom. To the First floor landing there is a very large walk in airing cupboard and access to the loft. Bedroom one benefits from fitted wardrobes and an en suite bathroom and has lovely views over the rear garden. There are three good size further bedrooms and a family bathroom.





## Exterior

The large rear garden is a feature of the property being south facing, with a flagstone patio offering the perfect spot to enjoy a coffee or al fresco dining. The lawn is bordered by mature shrubs and colourful flowers. The garden is enclosed by wood panel fencing. Offering a good degree of privacy. The garden measures 56ft (approx) and offers plenty of scope for extension to the main house, if required. Side gates give access to the rear of the property. The house is set behind a parcel of lawn with pretty flower beds and a driveway leading to the single integral garage. A strip of verge to the western end of the cul de sac adjoining the rushes is also owned by 57.

## Situation

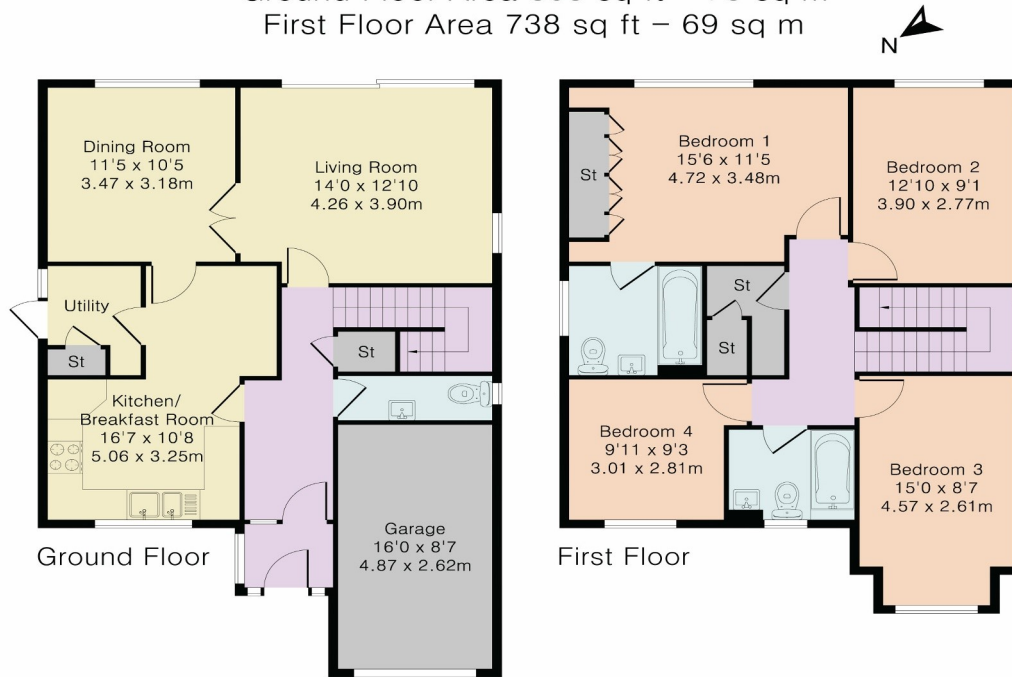
Marlow is a charming and historic town set in the banks of the River Thames and is surrounded by beautiful countryside. It is a perfect place for enjoying the river, shopping with a difference, walking around historical buildings or taking part in the many sports and recreational activities available 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 left hand side.

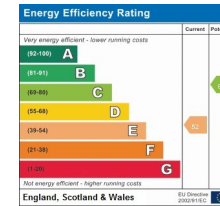


Approximate Gross Internal Area 1541 sq ft – 144 sq m  
 Ground Floor Area 803 sq ft – 75 sq m  
 First Floor Area 738 sq ft – 69 sq m



## 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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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.



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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