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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS

44 Dedmere Road
Marlow, SL7 1PG

O.I.R.O. £875,000
Freehold

**44 Dedmere Road
Marlow
SL7 1PG**

A Four Bedroom Semi-Detached Home

- A Four Bedroom Semi-Detached Home in a Popular & Convenient Location within a Short Walk of the High Street
- Potential for Extension/Improvement (STPP)
- Living Room
- Games/Family Room
- Superb Kitchen/Breakfast Room open plan to a Sitting Room
- Utility Room & Cloakroom
- Three Bedrooms to the First Floor
- Fitted Bathroom
- Fourth Bedroom to the Second Floor with separate W.C.
- Beautiful, Large Rear Garden
- Driveway Parking for Several Vehicles



A bright and spacious Four Bedroom Semi-Detached home arranged over three floors situated in a popular location within a short walk of the High Street, Open Parkland, Station and River Thames. The current owners have created a much loved family home with flexible living accommodation for the growing family, whilst there is potential for further improvement/extension if required (Subject to Planning Permission). Benefitting from a fabulous large Rear Garden, Driveway Parking for several vehicles, and falling within catchment for the favoured Sir William Borlase and Great Marlow schools*, early viewings are recommended to avoid disappointment.

Accommodation

Approaching the property through the Driveway and low maintenance front Garden to a rose covered Entrance Porch. The front door opens into the Entrance Hall with stairs to First Floor and storage. To the front of the property, there is a Games Room with door to the outside - this would also be ideal as a Family Room or Home Office/Gym. The comfortable Living Room with attractive fireplace is located to the front of the property. The heart of the home is the spacious and bright superb Kitchen/Breakfast Room with door leading into the Games Room. This fabulous space is fitted with a range of eye-level and base units and is open plan through to the Sitting Room with patio doors leading out to the patio and beautiful Rear Garden. A Utility Room and Cloakroom can be accessed from the Kitchen. To the First Floor are Three Bedrooms, the main Bedroom having fitted wardrobes. There is a bright, fitted Bathroom. To the Second Floor is a further Bedroom with separate W.C. and eaves storage.



Exterior

The large, beautiful, well tended Rear Garden has been lovingly tended by the current owners who have planted a variety of shrubs, flowers and trees to create interest. A patio is accessed directly from the Sitting Room and is a most relaxing spot to enjoy outdoor entertaining or a coffee. To the front of the property, there is a low maintenance garden and a Driveway accommodating parking for several vehicles.

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.

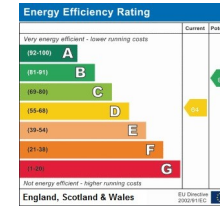
Directions

From the offices of Simmons & Sons of Marlow proceed along the High Street turning left into Station Road. Continue along this road which becomes Dedmere Road and the property will be found towards the end on the left hand side as indicated by our For Sale board. A representative of Simmons & Sons will meet you at the property.

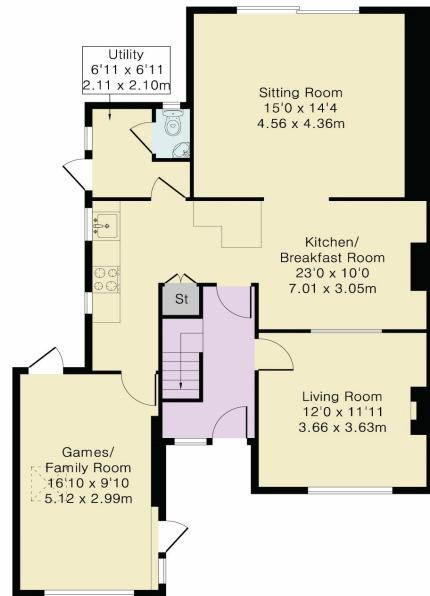


Council Tax/Wycombe

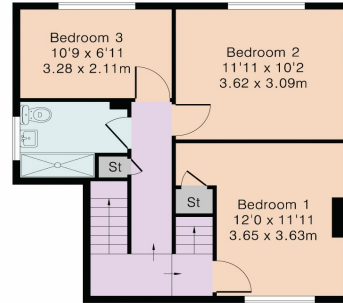
Tax Band E



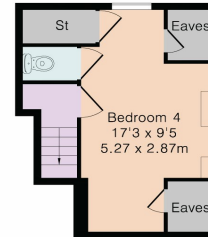
Approximate Gross Internal Area 1561 sq ft – 145 sq m
 Ground Floor Area 916 sq ft – 85 sq m
 First Floor Area 465 sq ft – 43 sq m
 Second Floor Area 180 sq ft – 17 sq m



Ground Floor



First Floor



Second 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.



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.

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:

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