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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

**SIMMONS & SONS**



37 Hillside Road,  
Marlow, SL7 3JX

Asking Price £675,000  
Freehold



**37 Hillside Road**

**Marlow**

**SL7 3JX**

**A Three Bedroom Semi-Detached House**

- Excellent Scope for Extension/ Improvement (STPP)
- Occupying a Large South Facing Plot to the North-East of the Town Centre
- Living Room
- Separate Dining/Family Room
- Kitchen
- Three Bedrooms
- Bathroom
- Separate W.C.
- Superb Rear Garden
- Front Garden
- Detached Garage & Driveway Parking



Available for sale this mature, Three Bedroom Semi-Detached house offers ample scope for extension/improvement (Subject to Planning Permission) providing the perfect opportunity to create a fabulous family home. The property is located in a popular residential road within catchment for Foxes Piece Infant & Primary along with the favoured secondary schools of Sir William Borlase and Great Marlow respectively. Benefitting from a large, south-facing Rear Garden of approx. 200 ft with separate Garage and Driveway Parking for several vehicles, early viewings are advised to avoid disappointment.

**Accommodation**

Approaching the property through the front garden, the front door opens into the Hallway with stairs leading to the First Floor. The front aspect Living Room with large square bay windows is light and bright - a focal point being the original 1960's fireplace. The Kitchen is fitted with eye-level and base units and space for appliances, a door leads to the outside of the property and a serving hatch opens into the separate Dining Room. The Dining Room also benefits from the original fireplace and has patio doors opening out into the beautiful Rear Garden - this area could also be utilised as a Family Room. To the First Floor are Three Bedrooms, two being Doubles. There is a Bathroom with separate W.C.







## Exterior

The extensive South Facing Rear Garden is mostly laid to lawn with a variety of shrubs and mature trees. A patio area provides a lovely space to enjoy this beautiful garden. There is a shed and gate leading to the single detached Garage and Driveway Parking for several vehicles. The Front Garden is mainly laid to lawn.

## 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.

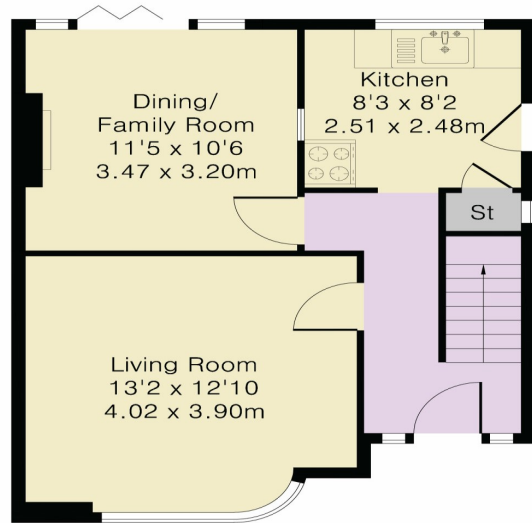
## Directions

From the offices of **Simmons & Sons of Marlow** proceed out of Marlow along Spittal Street continuing into Chapel Street, turn left into Wycombe Road and take the second turning on the left into Oak Tree Road. Continue past Southview Road turning right into Hillside Road where our For Sale board indicates the property. A representative of **Simmons & Sons** will meet you at the property.

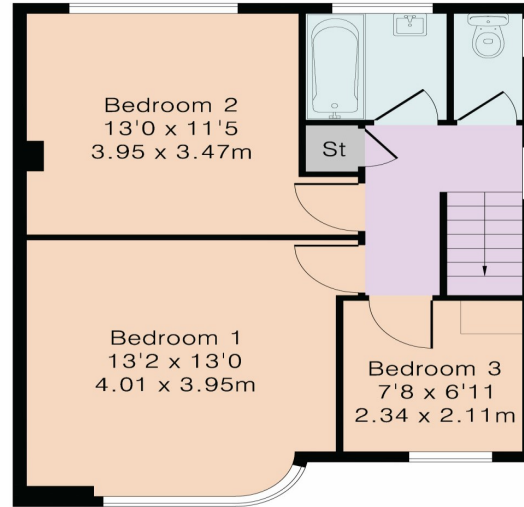




Approximate Gross Internal Area 897 sq ft – 83 sq m  
 Ground Floor Area 443 sq ft – 41 sq m  
 First Floor Area 454 sq ft – 42 sq m



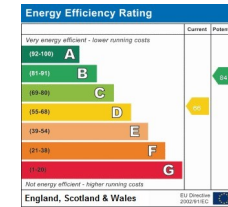
Ground Floor



First Floor

**Council**  
**Wycombe**  
 Tax Band E

**Tax/**



**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



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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