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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS

7 Hazel Close
Marlow Bottom, SL7 3PW

Asking Price £725,000
Freehold

**7 Hazel Close
Marlow Bottom
SL7 3PW**

**A Three Bedroom Detached Chalet Style
House**

- **NO ONWARD CHAIN**
- Situated in a Pleasant Cul-de-Sac Location with Far Reaching Views
- Walking Distance to Local Shops & School
- Spacious Living/Dining Room
- Conservatory & Fitted Kitchen
- Double Bedroom to the Ground Floor
- Modern Bathroom to the Ground Floor
- Two Double Bedrooms to the First Floor
- Beautifully Fitted Bathroom to the First Floor
- Pretty & Well Maintained Rear Garden
- Garage Converted into Two Areas & Driveway Parking
- Potential for Extension/Improvement (STPP)



Situated in a pleasant cul-de-sac location with far reaching views, we are delighted to offer for sale a 1960's, Three Bedroom Detached Chalet style home providing flexible living accommodation. Whilst this lovely property has been well maintained by the current owner, some areas would benefit from updating - there is also potential for extension/improvement (Subject to Planning Permission). The location is superb, being within walking distance of the local shops and Burford Combined First and Middle school. Offered to the market with **NO ONWARD CHAIN**, early viewings are recommended to avoid disappointment.

Accommodation

Approaching the property via the low maintenance front garden and driveway, the front door opens into the Entrance Hall with stairs rising to the First Floor. The Living/Dining Room is a wonderfully bright room owing to the side and rear aspect windows - double doors open into the Conservatory with a thermally efficient roof making it a comfortable space all year round, providing just the spot for relaxing with a coffee, a door opens to steps leading down to the patio and rear garden. The Kitchen is of a good size, fitted with a range of eye-level and base units with complementary worktops over and space for appliances. Located towards the front of property is a spacious and light Double Bedroom - there is a four piece fitted Bathroom with side aspect window. To the First Floor are Two Double Bedrooms, both providing storage solutions and a beautifully fitted Bathroom.





Exterior

The enclosed pretty Rear Garden is mainly laid to lawn with shrubs and flower borders. There are two patio areas to enjoy the sun and access to the rear of the Garage. To the front of the property us a low maintenance Garden and Driveway Parking. The Garage has been divided into two areas providing a handy storage area and possible Games Room/Gym or easy to convert to an outdoor Office.

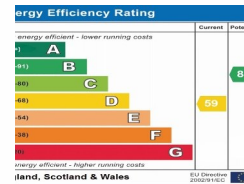
Situation: Marlow Bottom is situated to the north of Marlow town centre, offering its own local shops and Burford Combined First and Middle School. The town centre of Marlow is a few miles away and offers a more comprehensive range of facilities. The railway station in Marlow provides access to London (Paddington via Maidenhead GWR & Elizabeth Line) 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 crossing the mini roundabout into Chapel Street. Take the first turning left into Wycombe Road following the road to the mini-roundabout T-junction, turning left and then first left into Marlow Bottom Road. Continue along the road for about one mile turning right into Squirrel Rise. Follow the road round to the left turning left by the green and left again into Hazel Close where the property will be found towards the end of the cul-de-sac on the left hand side. A representative of **Simmons & Sons** will meet you at the property.

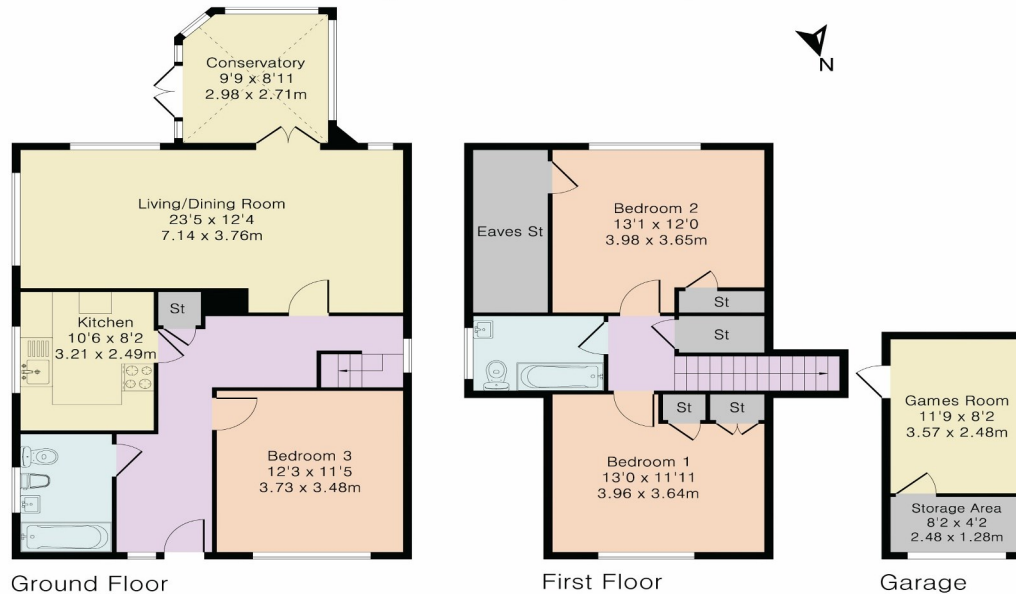


Council Tax/Wycombe

Tax Band E



Approximate Gross Internal Area 1283 sq ft – 119 sq m
 Ground Floor Area 715 sq ft – 66 sq m
 First Floor Area 436 sq ft – 41 sq m
 Garage Area 132 sq ft – 12 sq m



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



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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