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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

**SIMMONS & SONS**



6 Campbell Road  
Marlow, SL7 3GZ

Offers In Excess Of £600,000  
Freehold



## 6 Campbell Road Marlow SL7 3GZ

### An Attractive Three Bedroom Semi-Detached House

- Located in a Pleasant Cul-de-Sac Position in a Popular Marlow Location
- Sought After Private Road
- Bright & Light Lounge/Dining Room
- Contemporary Styled Kitchen
- Cloakroom
- Two Bedrooms to the First Floor
- Fitted Bathroom to the First Floor
- Superb, Spacious Principal Bedroom to the Second Floor
- Pretty West Facing Rear Garden
- Two Car Parking Spaces within Car Port
- Energy Saving Solar Panels to the Roof
- Excellent School Catchment
- Walking Distance of the High Street



Located within a Private Road in a pleasant Cul-de-Sac, and being one of only four semi-detached properties on the road, this fabulous Three Bedroom Semi-Detached home has been very well maintained by the current owner who purchased the property from new in c2013. Arranged over Three floors, the property offers flexible living accommodation benefitting from a lovely West facing Rear Garden and Two Parking Spaces within a car-port. The property falls within the catchment for the Outstanding OFSTED rated Marlow Church of England (Sandygate) Primary school and Holy Trinity Primary school as well as Sir William Borlase Grammar school and Great Marlow Secondary school\*. This lovely home is approx. 10 mins flat walk into Marlow Town Centre with its eclectic selection of independent boutiques, restaurants, bars and everyday shopping.

**Accommodation:** The front door with portico porch over, opens into the Entrance Hallway with storage and stairs rising to the First Floor - there is also a two piece modern Cloakroom. The double aspect contemporary styled Kitchen is situated to the front of the property and offers lots of storage with both eye level and base units with complementary worktops over. There is an integral oven with hob and appliance space. The beautifully bright, double aspect Living/Dining Room has French doors leading out into the pretty Rear Garden. To the First Floor, the airy Landing has a large picture window. There are Two Bedrooms, a compact Double to the front and a spacious Double to the rear of the property with double aspect windows. To the Second Floor, the Landing has a useful storage cupboard - the superb Principal Bedroom is of a substantial size with enough space for a small study area (with telephone point) - Keylight windows and eaves window allow natural light to flood through to create a lovely relaxing space.





## Exterior

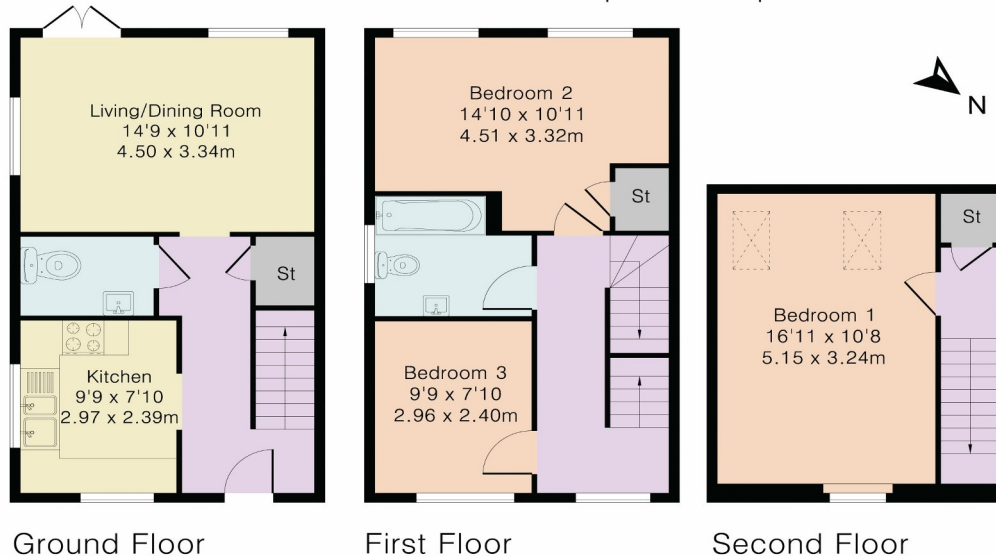
The Rear Garden is West facing, providing sunshine from mid-day to late evening with a patio providing the perfect spot to sit and enjoy a coffee. The remainder of the garden is mainly laid to lawn with a variety of flower and shrub borders to add interest. The whole garden is enclosed by wood panel fencing and boundary brick wall. There is a path at the end of the garden leading to rear gated access and a timber shed. There are Two Car Parking bays in a tandem formation to the rear of garden with gate access.

**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 crossing the mini-roundabout into Chapel Street. Take the Y-fork at the junction into Wycombe Road, following the road for about half mile, taking the turning on the right hand side into Campbell Road where the property will be situated on the right hand side. A representative of **Simmons & Sons** will meet you at the property.



Approximate Gross Internal Area 997 sq ft – 92 sq m  
 Ground Floor Area 379 sq ft – 35 sq m  
 First Floor Area 379 sq ft – 35 sq m  
 Second Floor Area 239 sq ft – 22 sq m



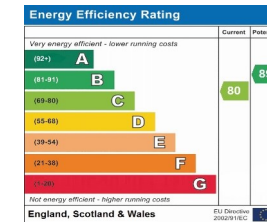
Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given 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.

## Council Tax/Wycombe

Tax Band E



## Lease Information for External Areas/Car Port

£30.38 PCM 10 Monthly

**Agent's Note: Car Port bays for No 6 usage only.** This information has been provided by the Vendor. Any purchaser entering into negotiation should satisfy themselves through their legal representative that such are accurate.

\* Purchasers are advised to check with schools directly regarding catchment criteria.

## VIEWINGS - Strictly by appointment with:

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