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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS



Glencroft, 2 New Road
Marlow Bottom, SL7 3NG

Asking Price £875,000
Freehold

Glencroft, 2 New Road Marlow Bottom SL7 3NG

- Detached Four Bedroom House
- Would Benefit from Updating with Potential for Improvement (STPP)
- Spacious Living Room
- Separate Dining Room
- Modern Kitchen
- Cloakroom
- Study/Family Room
- Bedroom One with En-Suite Shower Room
- Bedrooms Two & Three are Good Size Doubles
- One Further Bedroom
- Modern Family Bathroom
- Large Enclosed Gardens & Detached Garage
- Village Location



Available to the market for the first time in just under 30 years, this attractive, well maintained Four Bedroom Detached House occupies a substantial corner plot. Whilst this lovely property can be described as “move-in ready” potential purchasers may want to update and improve/extend (Subject to Planning Permission) to create their own fabulous family home. The property is situated in the ever popular Village of Marlow Bottom and is close to the local shops, amenities and Burford School*. Marlow is just a short distance away providing beautiful riverside walks, everyday and independent shopping and offers a variety of restaurants and bars. Marlow train station has links to Maidenhead (GWR & Elizabeth Line to Paddington) and Reading. Viewings are highly recommended to avoid disappointment.

Accommodation

The front door opens into the Entrance Hallway with attractive parquet flooring and open-tread stairs rising to the First Floor. The Living Room is lovely and bright owing to the double aspect with leaded light window and leaded light French doors opening out onto the patio and garden. There is an open fire with marble effect surround and hearth - the dark wood mantel is in keeping with the décor. The spacious Dining Room leads to the modern Kitchen which is fitted with an abundance of storage to include a range of white eye-level units with complementary worktops, along with base storage and tall cupboards. This room leads through to what is currently being used as an informal eating/lounge area but would also make an ideal Study/Family Room - there is a side door with access to the outside and a modern Cloakroom. To the First Floor are Four Bedrooms, Bedroom One benefitting from an En Suite Shower Room - both Bedrooms Two and Three are good size doubles. The Family Bathroom comprises of a modern, three piece white suite and is fully tiled .





Exterior

The Gardens are well enclosed by wood panel fencing and tall trees. Mainly laid to lawn with a variety of mature shrubs and borders, there are two patio areas to either enjoy al fresco dining or to relax with a coffee. There is a Detached Garage and Driveway parking for several vehicles.

Situation

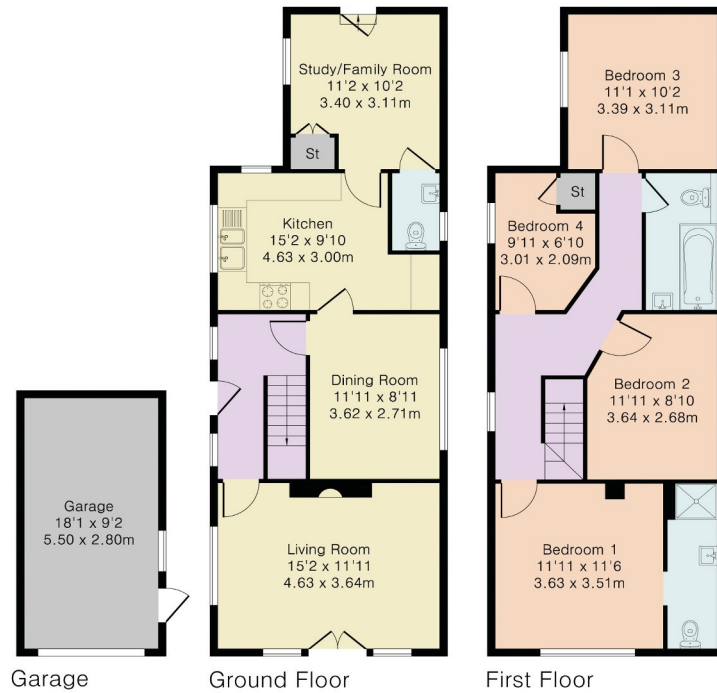
Marlow Bottom is situated to the north of Marlow town centre, offering its own local shops and Burford Combined First and Middle School. The town centre of Marlow is a few miles away and offers a more comprehensive range of facilities. The railway station in Marlow provides access to London (Paddington 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** Marlow turn right onto Marlow Road/Spittal Street A4155. At the mini-roundabout take the 2nd left onto Chapel Street A4155. Turn left onto Wycombe Road and at the roundabout take the 1st left exit and stay on the Wycombe Road then slight left onto Marlow Bottom. Turn right onto New Road. The destination can be found on the right hand side where New Road meets Marlow Bottom. A representative of **Simmons & Sons** will meet you at the property.

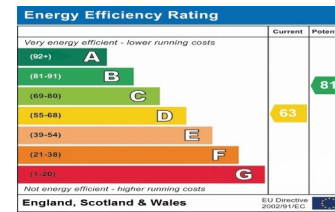


Ground Floor Area 636 sq ft – 59 sq m
 First Floor Area 636 sq ft – 59 sq m
 Garage Area 166 sq ft – 15 sq m



Council Tax/Wycombe

Tax Band F



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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Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are

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