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SIMMONS & SONS



36 Claremont Road
Marlow, SL7 1BW

Asking Price £955,000
Freehold

**36 Claremont Road
Marlow
SL7 1BW**

A Four Bedroom Victorian Semi-Detached Home

- **NO ONWARD CHAIN**
- Sought After Location Within a Short Walk of the High Street
- Sitting Room with Sash Bay Window & Cast Iron Fireplace
- Family Room/Snug with Wood Burning Stove
- Beautifully Appointed Kitchen/Dining Room
- Cloakroom
- Two Double Bedrooms
- Spacious Modern Bathroom
- Two Further Bedrooms to the Second Floor
- Shower Room
- Large Mature Garden of 100' (approx.) length



This Four Bedroom Semi-Detached Victorian Family built c1895 has been cleverly extended and improved to create a superb home. Arranged over three floors, this lovely property is situated within a short level walk of the High Street, Train Station, Open Parkland and River Thames and falls within catchment for Sir William Borlase Grammar and Great Marlow schools. Benefitting from a South-Facing Rear Garden of 100' (approx.) and being offered to the market with **NO ONWARD CHAIN**, early viewings are advised to avoid disappointment.

Accommodation: The tiled pathway leads up to a part leaded glazed front door opening directly into the Sitting Room. A modern bay sash window is a lovely feature along with the cast iron fireplace with bespoke storage to either side, reclaimed wooden floor boards have been used to enhance this cozy room. The Family Room/Snug is a great space to relax, the focal point being the contemporary wood burning stove, again reclaimed floor boards have been used. Bespoke storage under the staircase has been provided. To the rear of the property is the stunning Kitchen/Dining Room with a beautiful vaulted ceiling, cathedral-like windows and skylights - this whole area is flooded with natural light and lends itself to entertaining or enjoying time with the family. Fitted with a range of contemporary eye-level, tall and base units with granite worktops over and tiled floor, doors open onto the patio. There is also a modern Cloakroom. To the First Floor are Two Double Bedrooms, Bedroom One being 17' (approx.) with the original fireplace and both with sash windows and stripped wooden flooring. There is a modern, spacious fitted Bathroom. To the Second Floor are Two further Bedrooms both with Velux windows and a Shower Room.



Exterior

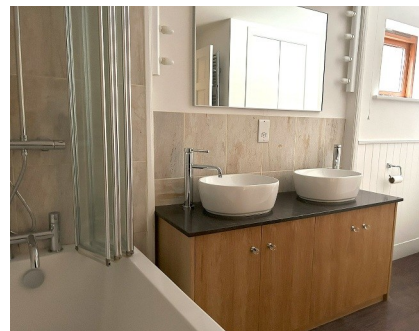
The Rear Garden is deceptively long and enjoys a south-east aspect. There is a good size patio, an ideal spot to enjoy a coffee. A decorative pathway is bordered by a variety of mature shrubs and plants to create interest. To the rear of the garden there are two outbuildings, currently used as a store and a workshop. The whole is enclosed by wood panel fencing.

Situation

Marlow is a charming and historic town set on the banks of the River Thames, surrounded by the beautiful Chiltern countryside designated as an Area of Outstanding Natural Beauty. Marlow offers a variety of cafes, bars and restaurants and is a perfect place for enjoying the River Thames and shopping with a difference. Many recreational activities are available within the local area and there are excellent schools for children of all ages available in both Marlow and surrounding districts. Marlow station provides access to London Paddington (GWR & Elizabeth Line) and is within easy access of the M4 and M40.

Directions

From the offices of **Simmons & Sons** turn left down the High Street taking the first left turning into Institute Road and the first left into Beaufort Gardens which bears right into Claremont Road. Number 36 will be seen towards the end of the right hand side with our For Sale board. A representative from **Simmons & Sons** will meet you at the property.



Approximate Gross Internal Area 1780 sq ft – 165 sq m
 Ground Floor Area 679 sq ft – 63 sq m
 First Floor Area 553 sq ft – 52 sq m
 Second Floor Area 325 sq ft – 30 sq m
 Outbuilding Area 223 sq ft – 21 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 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.



Council Tax/Wycombe

Tax Band F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	70	82
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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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