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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS



28a Oak Tree Road
Marlow, SL7 3EE

O.I.E.O. £700,000
Freehold

28a Oak Tree Road

Marlow SL7 3EE

**A Three Bedroom Semi-Detached
Town House**

- **NO ONWARD CHAIN**
- Requiring Modernisation/Updating
- Kitchen/Dining Room
- Study/Guest Bedroom
- Cloakroom
- Spacious & Bright Living Room
- Double Bedroom
- Bathroom
- Two Further Bedrooms to the Second Floor
- Fabulous Large Rear Garden Offering Potential for Extension Into or Outbuilding (STPP)
- Driveway Parking
- Within Walking Distance to the High Street



We are delighted to offer for sale, this charming Three Bedroom, Three Storey Semi-Detached Town House located in the sought after North side of Marlow. Requiring modernisation, this superb property offers a fantastic opportunity to create a perfect home. The property benefits from a large Rear Garden offering potential for extension/Improvement (STPP) and Driveway Parking is provided for up to two cars. Ideally situated in a convenient and popular road within a short walk of Oak Tree Road amenities, the High Street, Train Station, Open Parkland and River Thames are within walking distance. The favoured Sir William Borlase Grammar school and Great Marlow schools fall within catchment*. Offered to the market with **NO ONWARD CHAIN**, early viewings are advised to avoid disappointment.

Accommodation

Approaching the property through the driveway, the front door opens into the Entrance Hall with stairs to the First Floor and Cloakroom. To the front of the property is a Study/Guest Bedroom. The Kitchen/Dining Room is of a good size with a range of eye-level and base units with a large built-in airing cupboard - a glazed door opens into the rear garden. To the First Floor, the spacious Living Room has a fabulous aspect with a large picture window letting in lots of natural light - a door opens out onto the lovely south-facing Balcony. There is a fitted Bathroom and Bedroom with views of the rear garden. To the Second Floor there is access to the loft and a side eaves attic provides extra storage. The Two further Bedrooms both have storage.





Exterior

The large, Rear Garden has a variety of mature trees, shrubs and plant borders with a patio area to enjoy a coffee or to entertain outside along with a pond and timber shed to the rear - the whole being enclosed by wood panel fencing for privacy. The garden also offers the opportunity to extend into and has the potential to add a sizeable outbuilding (STPP). A gated pathway to the right hand side of the property gives access to the garden. Driveway Parking is provided for up to two cars.

Situation

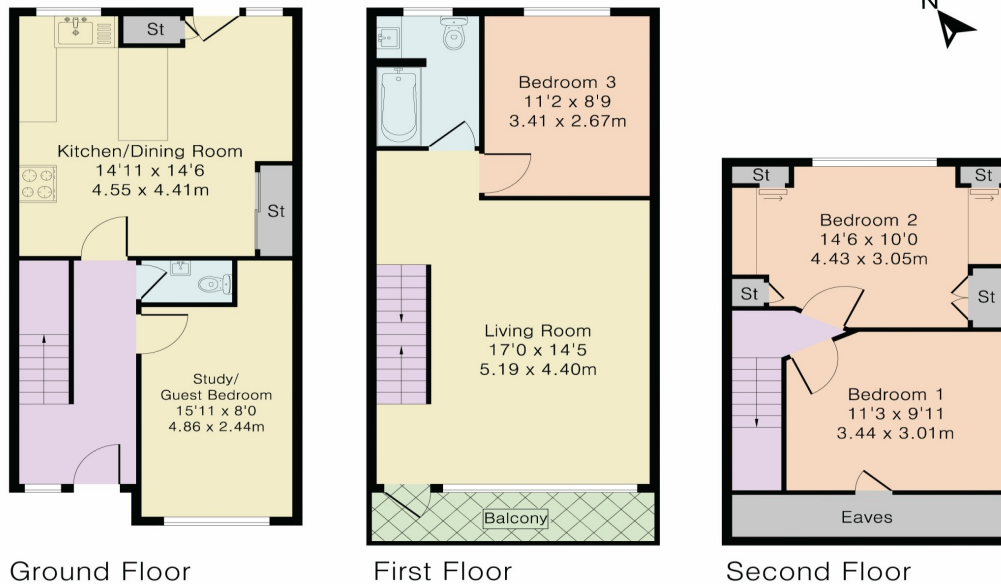
Marlow is a charming and historic town set in the banks of the River Thames and is surrounded by beautiful countryside. It is a perfect place for enjoying the river, shopping with a difference, walking around historical buildings or taking part in the many sports and recreational activities available 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. The property will be found approx. 1/2 way up on the right hand side. A representative of Simmons & Sons will meet you at the property.

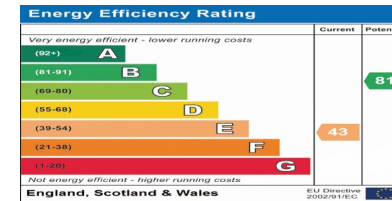


Approximate Gross Internal Area 1149 sq ft – 107 sq m
 Ground Floor Area 437 sq ft – 41 sq m
 First Floor Area 421 sq ft – 39 sq m
 Second Floor Area 291 sq ft – 27 sq m



Council Tax/Wycombe

Tax Band E



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 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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