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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS



11 Pinecroft
Marlow, SL7 3BJ

Asking Price £799,950
Freehold

11 Pinecroft SL7 3BJ

Four Bed Linked Semi-Detached House

- **NO ONWARD CHAIN**
- A Four Bedroom Linked Semi-Detached Property within Walking Distance of the High Street
- Open Plan Living/Kitchen/Dining Room
- Ground Floor Guest Bedroom with Ensuite Shower Room & W/C
- Three Further Bedrooms
- Modern Family Bathroom on first Floor
- Landscaped Rear & Front Gardens & Patio
- Garage with storage and Utility Space
- Driveway Parking for two vehicles



A much improved and extended Four Bedroom Linked-Semi-Detached home situated in this favoured cul-de-sac to the North of Marlow. This lovely property offers flexible and spacious living accommodation and is adjacent to open parkland and within close proximity to open countryside yet within walking distance of the High Street, Train Station, Open Parkland and the River Thames. This lovely home also falls within catchment for favoured Marlow schools. Being offered to the market with **NO ONWARD CHAIN**, early viewings are advised to avoid disappointment.

Accommodation

From the Entrance Porch, the front door opens into the Entrance Hall with stairs to the first floor. The Living/Kitchen/Dining Room is bright and airy and features wood effect flooring throughout and inset ceiling lighting. The Kitchen/Dining area is a contemporary styled space with exposed brick wall, central island, eye-level and base units - the views from the front windows are stunning and far-reaching over Marlow. Full width Bi-fold doors open out onto the patio area. The spacious Guest Suite leads from the rear of the Kitchen and benefits from an Ensuite Shower Room. To the First Floor there are Three further Bedrooms (one of which could be used as a home office or a child's bedroom) and a modern fitted Family Bathroom.



Exterior

The Rear Garden is landscaped with raised beds and a patio large enough for outdoor dining and seating. The Garage has been converted to a useful storage area and utility room with direct access to a private Driveway.

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

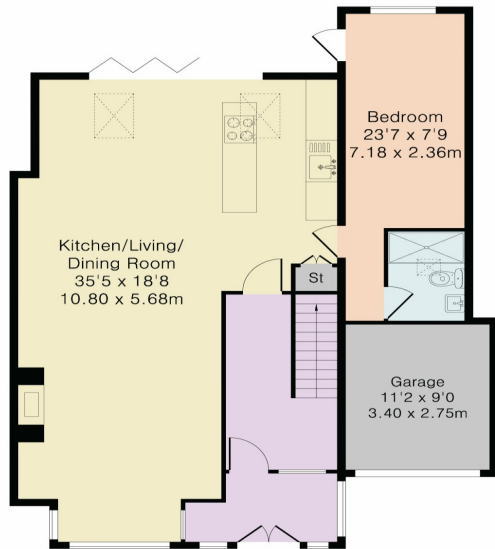
From the offices of **Simmons & Sons Marlow** proceed out of Marlow on the B482 Dean Street/Seymour Court Road passing the park on the right hand side, Pincroft will be found as the next turning on the right. The property will be found towards the end of the Cul-De-Sac. A representative from **Simmons & Sons** will meet you at the property.



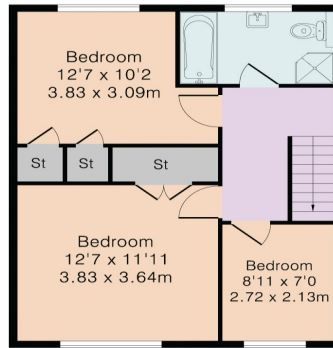
Approximate Gross Internal Area 1484 sq ft - 137 sq m

Ground Floor Area 984 sq ft – 91 sq m

First Floor Area 500 sq ft – 46 sq m



Ground Floor



First Floor



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 E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(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.

* Please Note: Photos are taken pre-tenancy 2023.

VIEWINGS - Strictly by appointment with:

Simmons & Sons

T: 01628 484353

E: sales@simmonsandsons.com

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32 Bell Street
Henley-on-Thames
Oxon
RG9 2BH
T: 01491 571111

1 High Street
Marlow
Bucks
SL7 1AX
T: 01628 484353

12 Wote Street
Basingstoke
Hants
RG21 7NW
T: 01256 840077

Peper Harow
The Estate Office
Godalming
GU8 6BQ
T: 01483 418151

