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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

**SIMMONS & SONS**



35 Oak Tree Avenue  
Marlow, SL7 3EN

Guide Price £675,000  
Freehold



**35 Oak Tree Avenue**

**Marlow**

**SL7 3EN**

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

- **NO ONWARD CHAIN**
- Popular & Convenient Location within Walking Distance to the High Street
- Requiring Updating Throughout
- Dining Room
- Lounge
- Large Conservatory
- Kitchen
- Cloakroom
- Three Double Bedrooms
- Shower Room
- Good Size Mature Rear Garden
- Driveway Parking



Available to the market, this Three Double Bedroom, Semi-Detached house is located to the North side of Marlow in a popular residential road overlooking a green. This superb house is the perfect project - presenting an excellent opportunity for buyers to extend/improve (STPP) creating a fabulous family home. Within walking distance of the High Street, Open Parkland and Station, there are also local shops and a post office just a short walk away from the property. Falling within catchment for Holy Trinity and Foxes Piece Junior schools along with the Sir William Borlase Grammar and Great Marlow schools\* and offered to the market with **NO ONWARD CHAIN**, early viewings are highly recommended.

**Accommodation:** Approaching the property through the Driveway and pretty front garden, a large porchway leads to the front door which opens up into a lobby with side window. The inner door opens into the Entrance Hallway with Cloakroom and stairs to the First Floor. A Dining Room is located to the front of the property - this would also make an ideal Study/Home Office. There is a spacious Lounge with double sliding doors leading into a large Conservatory - an abundance of natural light floods through the windows and doors open out into the Rear Garden.. The Kitchen has a mixture of eye-level and base units with a doorway leading through to the Conservatory. To the First Floor are Three Double Bedrooms, all with fitted wardrobes/storage space and a Shower Room.





## Exterior

The Rear Garden has been well maintained with mature shrubs, plants and miniature fruit trees and lawned areas. A vegetable patch and greenhouse can be found to the rear of the garden. There is also a shed. Double wooden gates lead to the front of the property with low maintenance Front Garden and Driveway Parking.

## 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 along Spittal Street crossing the mini roundabout into Chapel Street. Turn left into the Wycombe Road and turn left again into Oak Tree Road. Take the next turning on the left into Oak Tree Avenue and follow the road around to the left around the green where the property will be found. A representative of **Simmons & Sons** will meet you at the property.

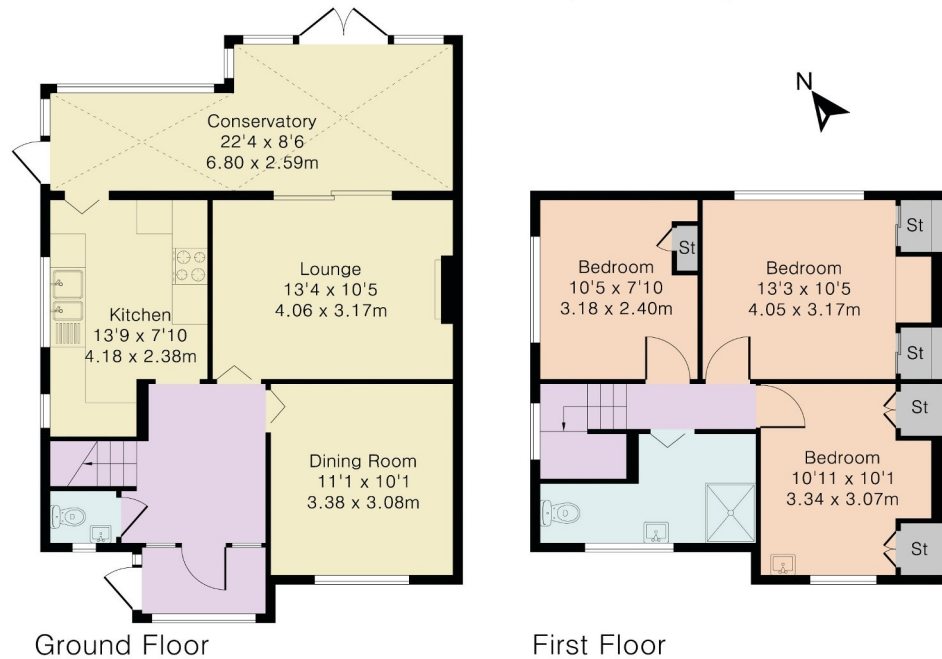




## Approximate Gross Internal Area 1126 sq ft - 105 sq m

Ground Floor Area 664 sq ft – 62 sq m

First Floor Area 462 sq ft – 43 sq m

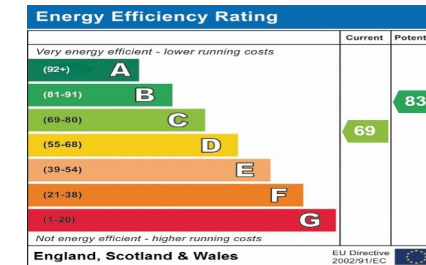


Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given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



## 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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E: [sales@simmonsandsons.com](mailto:sales@simmonsandsons.com)

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