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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

**SIMMONS & SONS**

156 Little Marlow Road  
Marlow, SL7 1HN

Asking Price £880,000  
Freehold



**156 Little Marlow Road  
Marlow SL7 1HN**

**A Detached Four Bedroom House**

- A Much Improved & Extended, 1920's Property
- Three Reception Rooms
- Ground Floor Bathroom & Laundry Room
- Beautifully Fitted Kitchen/Breakfast Room
- Four Double Bedrooms
- Contemporary Fitted Shower Room
- South Facing 79' (approx.) Rear Garden
- Driveway Parking for Several Vehicles
- Ideally Positioned for the High Street and Transport Links
- Excellent School Catchment\*



This characterful 1920's Detached Four Bedroom house has been extended and improved to create spacious and versatile living accommodation for the growing family. In good condition throughout, this lovely home is set on a good size south facing plot benefitting from a 79' south facing Rear Garden and Driveway Parking. Ideally placed for Marlow High Street which offers an eclectic mix of independent and everyday retailers, bars and restaurants, open parkland and river walks along with the train station with connection to Maidenhead. Benefitting from falling within catchment of the favoured Great Marlow and Sir William Borlase schools, along with Foxes Piece Junior school\* early viewings are advised to avoid disappointment.

**Accommodation:** A five-bar gate gives access to the large Driveway. The attractive chequered tiled steps lead to the part glazed front door with porch over, opening into the Entrance Hall with stairs to the First Floor. The front aspect Sitting Room is a lovely, relaxing space - a focal point being the inset cast iron log burner. An Inner Hallway leads to a modern fitted Bathroom and Laundry Room. The Living Room is bright and spacious with sliding patio doors leading out onto the patio and into the Rear Garden. A third front aspect reception is ideal as a Study/Family Room or formal Dining Room. The Kitchen/Breakfast Room has been beautifully designed with sliding patio doors leading out onto the patio - natural light to floods in. Fitted with a range of high gloss eye-level and base units with Quartz work surfaces over, NEFF ceramic hob with tall cupboard housing the electric double oven, fridge, freezer and dishwasher are integrated. The First Floor Landing is bright with attractive side window and access to the loft space. There are Four Double Bedrooms - Bedroom Two retaining the cast iron fireplace. There is also a contemporary fitted Shower Room with double sized shower.



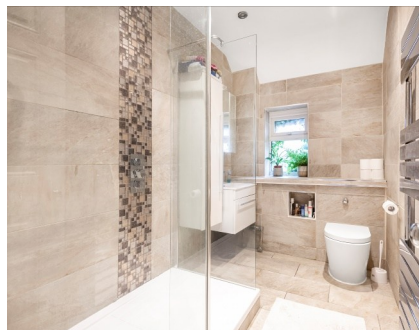


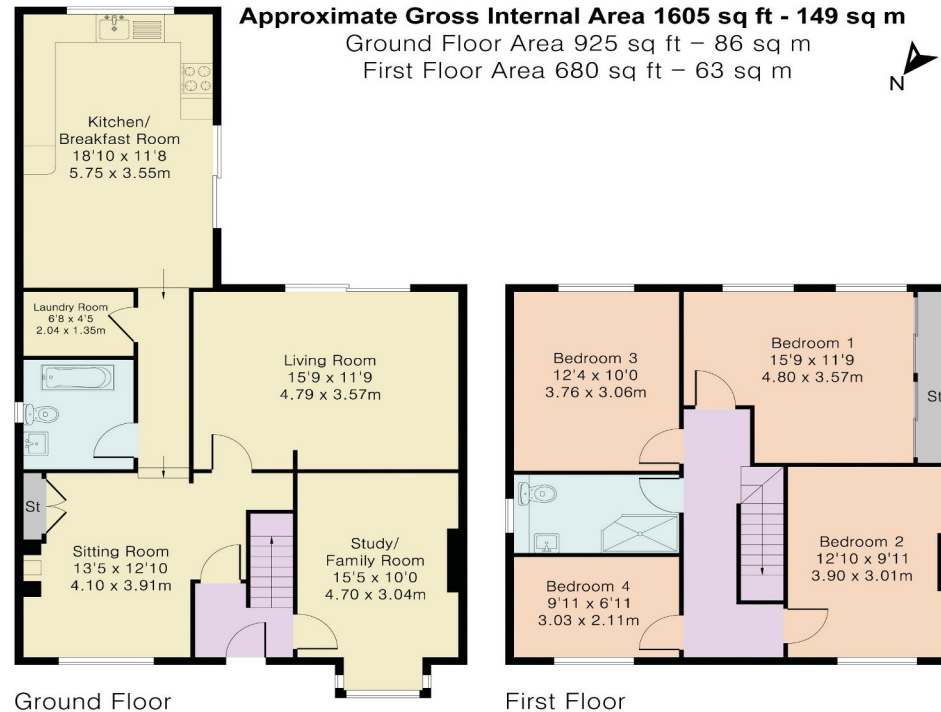
## Exterior

The Rear Garden is approx. 79' and benefits from being of a southerly aspect. There is a raised patio area with pizza oven - a superb spot to enjoy outdoor entertaining. The remainder of the garden is laid to lawn with mature planting and a wooden shed. To the front of the property is a Driveway Parking for several vehicles, a lean-to to the side and a five-bar wooden gate.

**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.

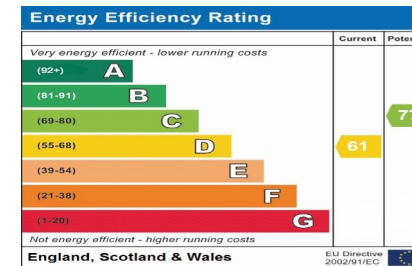
**Directions:** From the offices of **Simmons & Sons Marlow** turn right into Spittal Street crossing over the mini roundabout into Chapel Street which becomes Little Marlow Road. No 156 will be found on the right hand side after Newtown Road and before the turning to Willowmead Gardens. A representative of **Simmons & Sons** will meet you at the property.





## 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

T: 01628 484353



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.



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