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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS



73 Newfield Gardens
Marlow SL7 1JR

Asking Price £890,000
Freehold

73 Newfield Gardens Marlow SL7 1JR

A Four Bedroom Semi-Detached House

- Beautifully Extended & Improved with Gross Internal Area of approx. 2180 sq ft
- Stunning Kitchen/Breakfast/Live-in Space
- Dining Room
- Utility Room & Cloakroom
- Fourth/Guest Bedroom with En Suite to the Ground Floor
- Two Bedrooms & Dressing Room to the First Floor
- Family Bathroom
- Loft Room to the Second Floor
- Fabulous Outbuilding with Kitchen/Living Room, Shower Room, Bedroom & Space for a Home Gym/Office
- Driveway Parking to the Front
- Convenient for the High Street
- Excellent School Catchment
- No Onward Chain



We are delighted to introduce to the market, this beautiful Four Bedroom Semi-Detached home situated in a convenient and popular Marlow location. The current owners have extensively extended and lovingly maintained this superb property to offer flexible living space for the growing family. Meticulous attention to detail has been used throughout to further enhance the spacious interior and a superb Outbuilding provides further living or working space. Marlow High Street is close by, along with the Train Station, Open Parkland and River Thames. The property is within catchment for the favoured Sir William Borlase and Great Marlow secondary schools and Foxes Piece Infant and Junior school.* Early viewings are recommended to avoid disappointment. No Chain.

Accommodation

Approaching the property through the Driveway, a contemporary styled front door opens into the good size Entrance Hallway, imaginatively designed with a built-in dog (or cat) apartment under the stairs! To the front of the property is the Fourth/Guest Bedroom with En Suite Shower Room and there is a separate Cloakroom via the Hallway. A Utility Room provides lots of storage space with door opening to the side of the property. Stairs rise to the First Floor. Through to the Dining Room with beautiful built-in seating area leading through to the simply stunning Kitchen/Breakfast/Live-in Space - natural light is in abundance via the bi-fold doors and large roof-lantern. The superbly appointed Kitchen is fitted with stylish grey eye-level and base units with complementary worktops over - courtesy lighting adds to the contemporary feel and a central island provides seating and further storage. To the First Floor are Two Bedrooms and a fitted Dressing Room (the storage cupboards can be removed to create a Bedroom). Bedroom One benefits from an En Suite Shower Room and there is a fitted Family Bathroom. To the Second Floor is a Loft Room with eaves storage.



Exterior

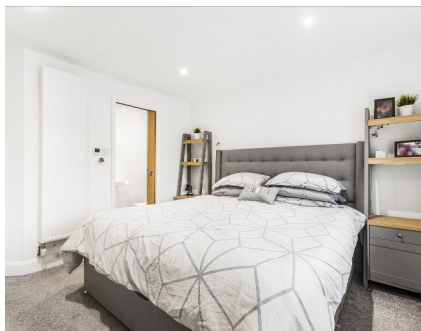
Continuing with the beautiful interior styling, the Rear Garden has been designed for all-year round use. The patio area with large Indian stone tiling is partly covered to provide a fabulous entertaining area. The impressive Outbuilding has a Living/ kitchen area, Shower Room and a further room is currently being used as a Gym. Two sets of bi-fold doors open out onto a decking area with pergola and hot tub. The remainder of the garden has two lawned areas with inset trampoline, the whole being enclosed by wood panel; fencing. To the front of the property, there are two storage units and Driveway Parking is provided.

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 crossing the mini-roundabout into Chapel Street and continue into the Little Marlow Road. Take the fourth turning on the right into Newtown Road and the second turning right into Newfield Road. Turn left into Newfield Gardens. A representative of Simmons & Sons will meet you at the property.



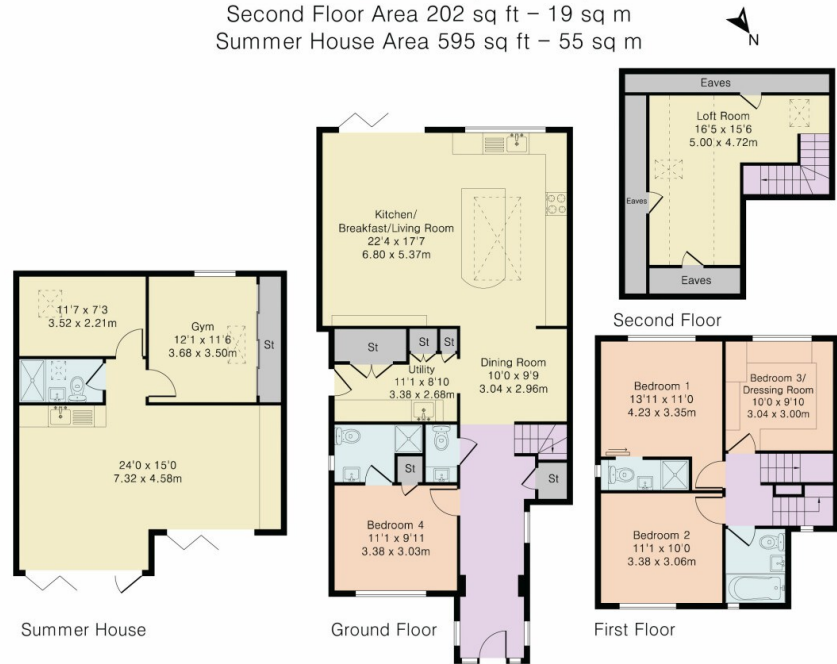
Approximate Gross Internal Area 2180 sq ft - 202 sq m

Ground Floor Area 908 sq ft – 84 sq m

First Floor Area 475 sq ft – 44 sq m

Second Floor Area 202 sq ft – 19 sq m

Summer House Area 595 sq ft – 55 sq m



Council Tax/Wycombe

Tax Band D

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (89-100)		
B (81-88)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
<small>Not energy efficient - higher running costs</small>		
<small>England, Scotland & Wales</small>		
	69	77

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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