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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

**SIMMONS & SONS**



22 Henley Road, Marlow

A Substantial 5 Bedroom Detached Family Home On The West Side Of Marlow

Guide Price £1,650,000

Freehold



## 22 Henley Road, Marlow Buckinghamshire, SL7 2DA

- Detached Family Home
- Entrance Lobby & Entrance Hall
- Cloakroom
- Sitting Room
- Open Plan Kitchen/Living Room/Dining Room
- Utility Room
- Dual Aspect Master Bedroom with Walk in Wardrobe
- Further Four Bedrooms
- Main Bathroom
- Shower Room
- Garage Converted Into Bar/Entertainment Room
- Driveway Parking For Several Vehicles
- Good Sized Rear Garden With Outside Entertaining Areas
- West Side Of Marlow
- Level Walk Of The High Street



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Introducing this impressive family home, a detached house situated on the sought-after West Side of Marlow. Spanning approximately 2018sq ft, this property offers plenty of space for a growing family to enjoy. Boasting 5 bedrooms and 2 bathrooms, this residence sits on a generous 0.17 Acre plot with a driveway providing ample parking for several vehicles. While the property is in need of a level of modernisation throughout, it presents a fantastic opportunity to create a home tailored to your preferences. Conveniently located within a good school catchment area, residents can enjoy an easy stroll to Marlow High Street, only a level walk away. Additionally, the property is within a short distance of popular amenities such as Higginson Park and the River Thames, perfect for family outings. For those with a daily commute, Marlow Train Station is just 1.1 miles away, and with quick access to the A404, connecting to the M4 and M40 motorways is a breeze. This property presents an ideal opportunity for families seeking to establish roots in the vibrant town of Marlow.









### Exterior

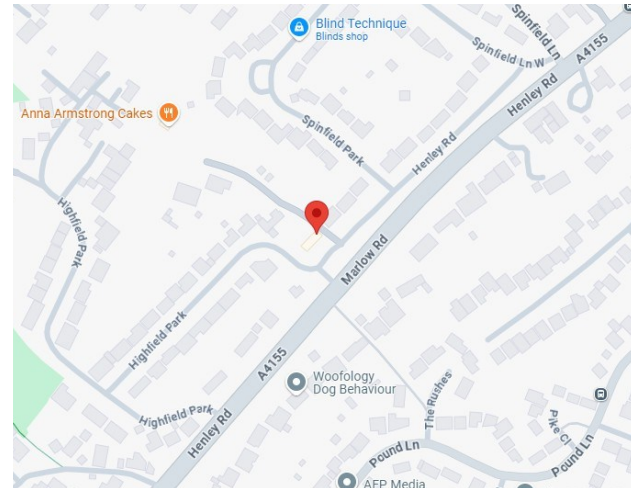
The large Rear Garden is mainly laid to lawn with good size patio and is a superb space for outdoor entertaining as well as a raised decked area at the end of the Garden. To the front of the property there is Driveway Parking for several vehicles enclosed by a brick retaining wall.

### 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 West Street continuing along the Henley Road, passing The Hand & Flowers on the right hand side. Continue along the Henley Road where the property can be found on the right hand side set back from the main road. A representative of Simmons & Sons will meet you at the property.



**Central London 35 Miles**

**High Wycombe Station 5 Miles (Line to Marylebone)**

**Maidenhead Station 7 Miles (Line to Paddington)**

**Heathrow Airport 21 Miles**







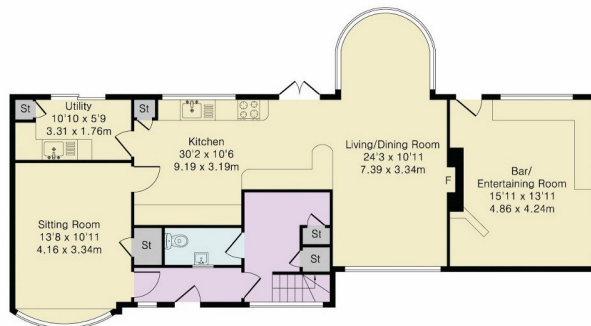
## Council Tax/ Wycombe

Tax Band G

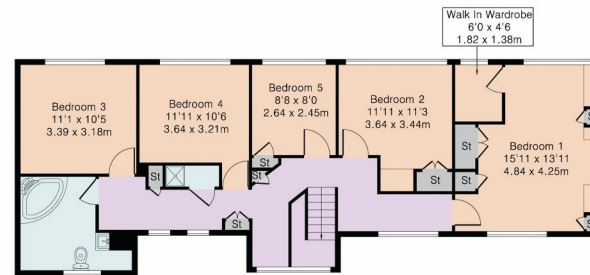
**Approximate Gross Internal Area 2018 sq ft - 187 sq m**

Ground Floor Area 1067 sq ft – 99 sq m

First Floor Area 951 sq ft – 88 sq m



Ground Floor



First Floor

### 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**

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



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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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

