

Trusted since 1802

HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS



9 Bencombe Road
Marlow Bottom, SL7 3NZ

Guide Price £789,950

Freehold

**9 Bencombe Road
Marlow Bottom
SL7 3NZ**

A Four Bedroom Detached House

- A Detached & Much Improved House in a Cul-de-Sac Location
- Cloakroom
- Two Reception Rooms
- Contemporary Styled Kitchen/ Breakfast Room
- Four Bedrooms
- Bedroom One with En Suite Shower Room
- Family Bathroom
- Well Designed Landscaped Rear Garden
- Front Garden
- Driveway Parking
- Excellent School Catchment



Available for sale is this superb Four Bedroom Detached house much improved and re-designed by the current owners. This lovely home is situated in a pleasant cul-de-sac in the ever popular village of Marlow Bottom within walking distance of the local shops and falling within catchment for the favoured Burford Primary School. Secondary school education is also well catered for, Sir William Borlase Grammar and Great Marlow Secondary in Marlow along with Sir John Hampden Grammar towards Wycombe*. The riverside town of Marlow is just a short drive away, offering a mix of independent and everyday retailers, along with an abundance of restaurants and bars. The branch line train station to Maidenhead provides onward connections to both Paddington and Reading. Early viewings are advised to avoid disappointment.

Accommodation: The attractive front door opens into spacious Entrance Hall with wood effect flooring. There is a modern two piece Cloakroom and stairs rise to the First Floor. The Living Room is light and bright being double aspect - a picture window looks out into the Rear Garden with access provided by a glazed door. To the rear of the property, the Kitchen/Breakfast Room has been designed to provide lots of storage with modern eye-level and base units with complementary worktops over and breakfast bar - there is a glass fronted display cupboard along with a floor to ceiling storage unit. Views are out to the Rear Garden and a door leads out onto the patio, a great spot to enjoy a coffee. This area is open plan to the Dining Room, providing seamless entertaining space. To the First Floor, the landing has access to the part-boarded loft. There are Four good size Bedrooms. Bedroom One benefits from mirrored built-in wardrobes and a beautifully styled En Suite Shower Room with double-length shower. There is a modern Family Bathroom, again beautifully styled with metro-style tiling.





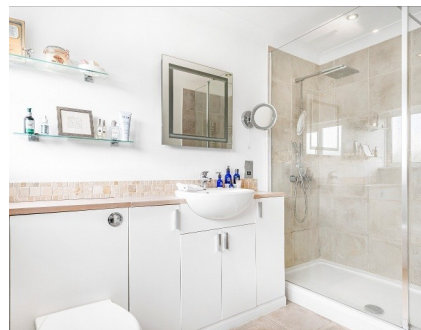
Exterior

The Rear Garden has been cleverly landscaped to provide and has been designed to provide areas of interest with both patio and raised decking area to the rear with Pergola and seating. A gate leads to the front of the property with small patio area and lawn. Driveway Parking is provided.

Situation

Marlow Bottom is situated to the north of Marlow town centre, offering its own local shops and Burford Combined First and Middle School. The town centre of Marlow is a few miles away and offers a more comprehensive range of facilities. The railway station in Marlow provides access to London (Paddington via Maidenhead GWR & Elizabeth Line) 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.

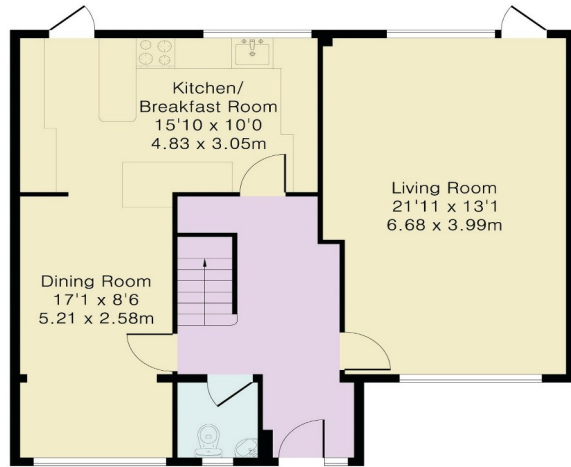
Directions: From the offices of **Simmons & Sons of Marlow** proceed along Spittal Street, straight across the mini-roundabout into Chapel Street. Take the first turning left into Wycombe Road, and follow the road to the mini-roundabout/T junction, turning left and then first left into Marlow Bottom Road. Take the first turning right into Hill Farm Road and the second turning left into Juniper Road. Bencombe Road will be found as the second turning on the left hand side. A representative of **Simmons & Sons** will meet you at the property



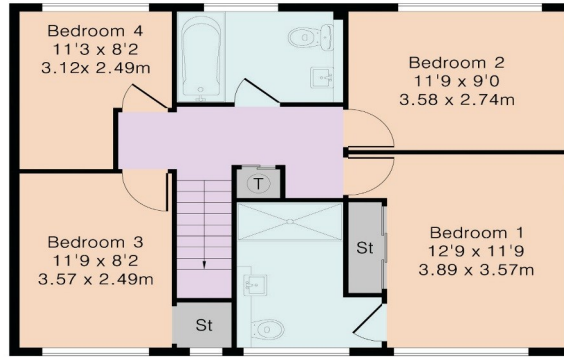
Approximate Gross Internal Area 1385 sq ft - 129 sq m

Ground Floor Area 744 sq ft – 69 sq m

First Floor Area 641 sq ft – 60 sq m



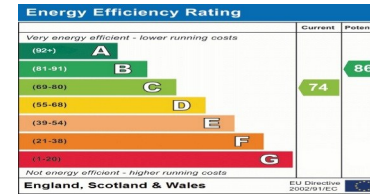
Ground Floor



First Floor

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

E: 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.



Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

sales • lettings & management • commercial • development • rural

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

