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**SIMMONS & SONS**

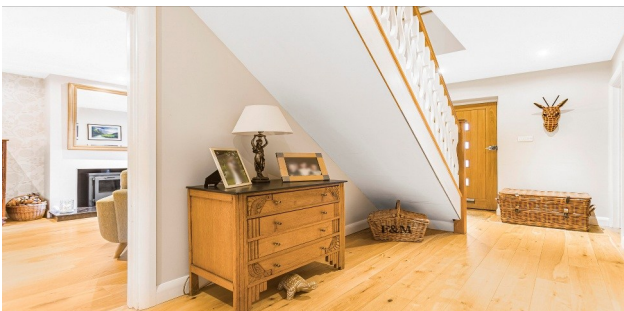


1 Woodland Way  
Marlow , SL7 3LD

Asking Price £875,000  
Freehold

## 1 Woodland Way Marlow SL7 3LD

- Extended & Much Improved Four Bedroom Semi-Detached House
- Popular Location to the North of Marlow
- Underfloor Heating to the Ground Floor with Radiator Heating to the First Floor
- Living Room
- Study
- Kitchen/Dining Room
- Cloakroom & Utility Room
- Four Bedrooms
- Bedroom One with En Suite
- Family Bathroom
- Rear Garden with Patio
- Outbuilding - Fully insulated, centrally heated, double glazed & separate Cloakroom
- Workshop - Fully insulated, double glazed with light and power
- Mains Pressure Hot Water System
- Driveway Parking



We are delighted to offer for sale this beautifully extended Four Bedroom Semi-Detached House in a popular location to the north of Marlow with lovely far reaching views over Marlow. This family home has been well maintained by the current owner and great attention to detail has been used to create superb, flexible living accommodation. Being approx. one mile away from the High Street, Train Station, Open Parkland and River Thames and within the catchment area for the favoured Sir William Borlase and Great Marlow Schools, along with Holy Trinity Junior School.\*

**Accommodation:** The contemporary front door opens into the spacious Entrance Hall with an attractive wooden staircase leading to the First Floor - large plank oak flooring has been used to enhance the welcoming feel. A modern Cloakroom is situated to the front of the property along with a Study, which would also make a cozy snug. The spacious Living Room, again with large plank oak flooring has oak, glazed double doors leading into the Kitchen/Dining Room - this is a fabulous space arranged with contemporary eye level and base storage cupboards with complementary worktops over. A range style, 5 ring gas oven with overhead chrome extractor and Butler inspired sink completes the styling. Velux windows have been used in the dining area with bi-fold doors allowing natural light to flood through. A well equipped Utility Room is accessed via the hallway. All rooms to the Ground Floor benefit from underfloor heating. To the First Floor are Four good size Bedrooms and a Family Bathroom. Bedroom One has a modern En Suite Shower Room.



## Exterior

The Rear Garden is mostly laid to lawn with a variety of mature tree, shrub and flower borders. A good size patio, ideal for relaxing with a coffee is directly outside of the Kitchen/Dining Room and there is a further shingled area. The Outbuilding, is centrally heated (via the house boiler), fully insulated and double glazed with separate Cloakroom and is currently being used as a Study/ Games Room. There is also a timber Workshop fully insulated and double glazed with light and power. To the front of the property is a pretty under-window flowerbed and a block paved Driveway.

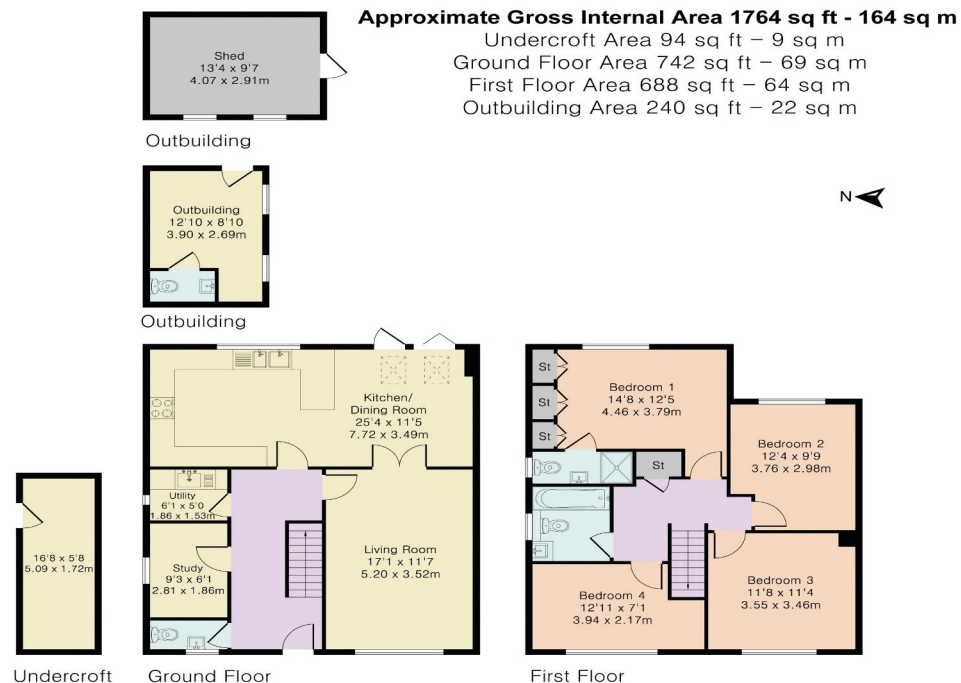
## Situation

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** proceed out of Marlow along Spittal Street into Chapel Street. Turn left into the Wycombe Road taking the 3rd turning on the left into Oaktree Road. Take the 4th turning on the right into Hillside Road and the first left into Woodland Way. A representative of Simmons & Sons will meet you at the property.



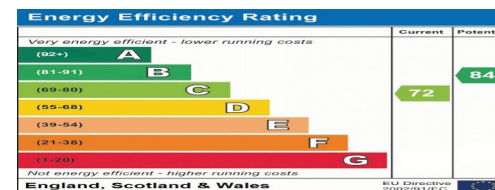


Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given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