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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

**SIMMONS & SONS**



**Harwood Road, Marlow**

**Offers In Excess Of £1,000,000**

Detached Chalet Style Family House With Versatile Living Accommodation

Freehold



## 39 Harwood Road, Marlow, SL7 2AR

- Lounge & Dining Room
- Kitchen & Utility Room
- Two Bedrooms and bathroom on Ground Floor
- Two Bedrooms and a Bathroom on the First Floor
- Garage & Driveway Parking
- Cul-De-Sac Location a Level Walk of the High Street
- No Onward Chain
- In Need of Modernisation Throughout



Presenting this Chalet Style Detached House located in the highly sought-after cul-de-sac area to the West of Marlow High Street. Situated just a short level walk away from the bustling High Street, this property offers versatile living accommodation spread over two floors. The ground floor features 2 bedrooms and a bathroom, alongside a spacious living room, separate dining room, kitchen, and utility room. Upstairs, you will find two additional bedrooms and another bathroom. Perfect for growing families, the layout can easily be adapted to suit your needs over the years. Boasting a generous 1597 sq. ft of living space, this property presents exciting opportunities for extension and improvement (STPP). While in need of modernisation throughout, the property is offered to the market with no onward chain. Equipped with a garage and driveway parking, this home ensures both comfort and practicality. Nestled in a prime location, you'll appreciate being just a stone's throw away from Higginson Park and the River Thames. Good schools like William Borlase School are close by, with many other esteemed educational institutions in Marlow for all ages. Additionally, savour the culinary delights of Tom Kerridge's Hand and Flowers Restaurant within a short stroll from your doorstep. This appealing property is ideal for families seeking a peaceful and traffic-free setting for play and relaxation.





## Exterior

To the Front there is brick block paved driveway parking and single length garage with electric up-and-over door. Adjacent to this is a lawned area with flower bed and mature shrub border and there is a path leading to the front door and a gate to the rear of the property. The rear garden is mainly laid to lawn with patio seating area and enclosed by wooden fencing and is bordered by featured flower beds and mature shrub borders.

## 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.



## Services

Heating: Gas fired hot water radiators

Water: Mains Supply

Sewerage: Mains Supply

Broadband: TBC

Local Authority - Buckinghamshire Council

Council Tax Band - **G**

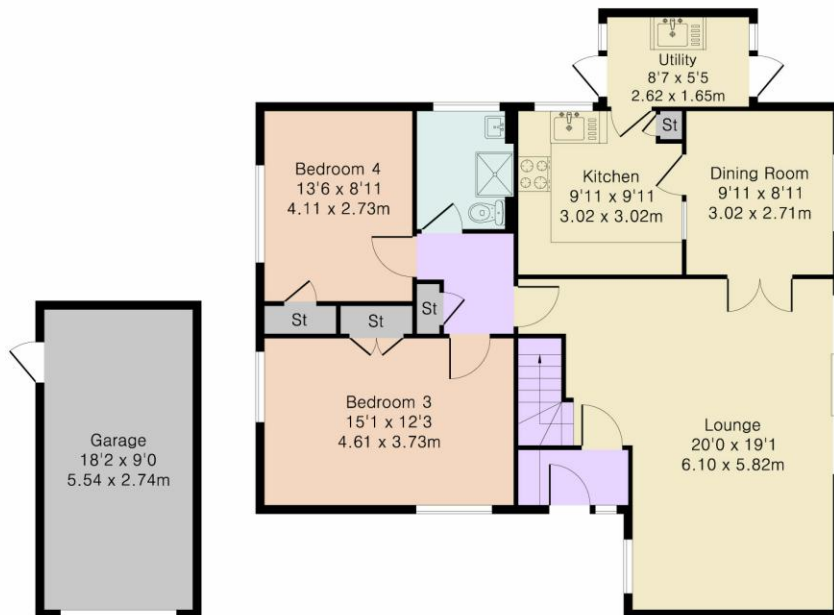
Energy Performance Rating - **D60**

**Approximate Gross Internal Area 1597 sq ft - 148 sq m**

Ground Floor Area 947 sq ft – 88 sq m

First Floor Area 487 sq ft – 45 sq m

Garage Area 163 sq ft – 15 sq m

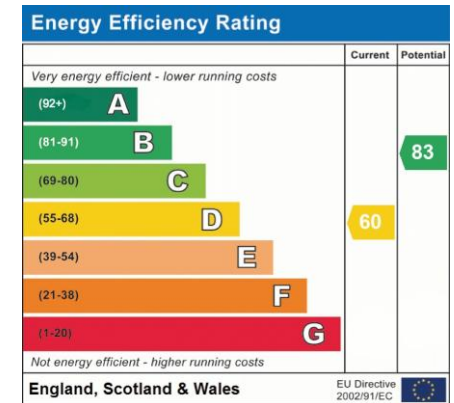


Garage

Ground Floor



First Floor



**VIEWINGS - Strictly by appointment only  
with Simmons & Sons - Marlow Sales**

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