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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS



Highwoods Drive, Marlow Bottom

Offers Over £750,000

A Link-Detached Four Bedroom Family House In Marlow Bottom

Freehold

24 Highwoods Drive, Marlow Bottom, SL7 3PY

- Separate Lounge & Dining Room
- Fitted Kitchen
- Garden Room Leading on to the Patio Area
- Cloakroom
- Main Bedroom with Shower Cubicle
- Three Further Bedrooms
- Family Bathroom
- Front & Rear Gardens
- Garage with Workshop/Home Office
- Driveway Parking



Introducing this link-detached family home in Marlow Bottom, ideally located in a popular village with easy access to scenic countryside walks and only 1.8 miles from Marlow High Street. This spacious property boasts a good-sized living space including a lounge, dining room, and garden room, offering versatile living options for families. The main bedroom features ample fitted cupboard space and a shower cubicle, perfect for modern living. The property also benefits from solar panels on a lease plan, enhancing energy efficiency and reducing utility costs. Outside, you'll find garage and driveway parking, providing convenience and ease for busy family life. The garden room opens onto a patio area, ideal for relaxation or as a home office space, perfect for bringing the outdoors in and entertaining guests. In addition to its charming features, this home is within close proximity to the popular Burford School and enjoys convenient links to the A404/M40/M4 Handy Cross Roundabout. Don't miss the opportunity to view this well-maintained property in a highly desirable location.



Exterior

To the front it is mainly laid to lawn with brick block paved driveway with parking for several vehicles as well as the attached garage and there is gated access to the rear of the property. To the Rear of the property, there is a lovely, raised patio ideal for alfresco dining. This then steps down to the good-sized lawn area with feature flower beds. There is an additional decked area at the bottom of the garden with a timber summerhouse. The garden is fully enclosed by wood panel fencing.

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.



Services

Heating: Gas fired hot water radiators

Water: Mains Supply

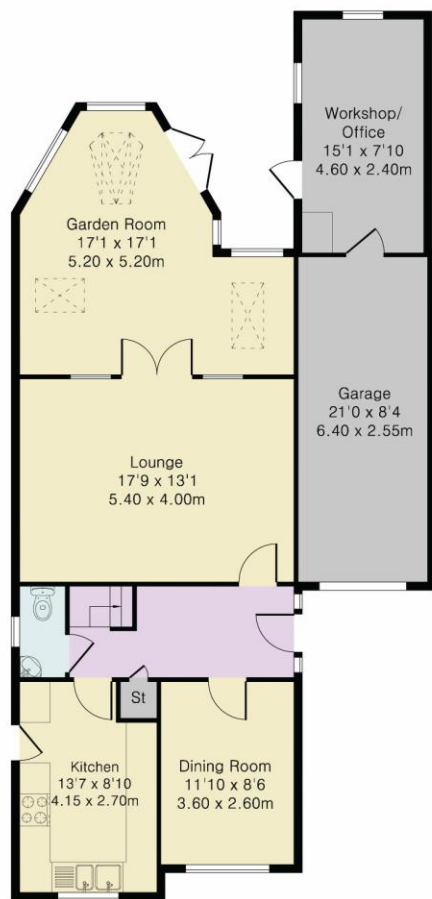
Sewerage: Mains Supply

Leased Solar Panels: Ask Agent for further details

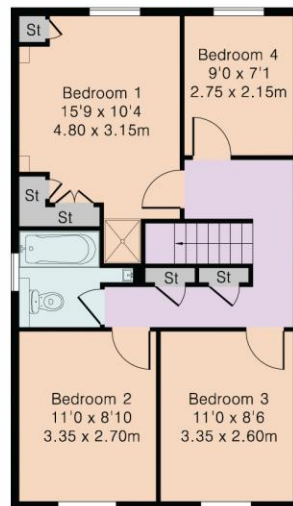
Approximate Gross Internal Area 1661 sq ft - 155 sq m

Ground Floor Area 1105 sq ft – 103 sq m

First Floor Area 556 sq ft – 52 sq m



Ground Floor



First Floor



Local Authority - Buckinghamshire Council

Council Tax Band - F

Energy Performance Rating - B81

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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

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