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SIMMONS & SONS



Woodland Way, Marlow

An Extended 4-Bedroom Semi-Detached House

Asking Price £830,000

Freehold

18 Woodland Way, Marlow, SL7 3LN

- Lounge & Family Room
- Modern Fitted Kitchen/Diner
- Main Bedroom with En-Suite Shower Room
- Three Further Bedrooms
- Modern Fitted Family Bathroom
- Garage & Driveway Parking
- Westerly Facing Rear Garden with Patio and Children's Play Area
- Popular Position to the North Side of Marlow with communal Green Nearby



Introducing this beautifully Extended Semi-Detached House in the sought-after location of Marlow. This family home boasts fantastic living spaces, including a spacious Lounge, a cosy Family room, and a social open-plan Kitchen/Diner that leads out onto a rear patio perfect for entertaining. Enjoy the Westerly-facing garden which basks in sunshine from afternoon through to late evening, providing the perfect spot to unwind after a long day. The main bedroom features an en-suite shower room and offers views over the beautiful garden at the rear. In addition, this property includes a detached garage and driveway parking for several vehicles. Situated within a mile of the top of Marlow High Street, families will appreciate being within catchment of popular Schools for all ages. Access to the A404 with connections to the M4 and M40 is convenient for commuters. Don't miss the opportunity to view this excellent property that offers 1,559 Sq Ft of living space, including 4 bedrooms and 1 main bathroom, as well as a luxurious en-suite shower room. This property is perfect for those looking to settle down in a prime family-friendly location in Marlow.



Exterior

To the front it is mainly laid to lawn with a path and steps to the front door and there is a hard standing area offering parking for several vehicles as well as access to the detached garage and rear garden. To the rear of the property there is a patio area and lawn area and a bespoke play area for children all enclosed by wood panel fencing 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: Ask Agent



Local Authority - Buckinghamshire Council

Council Tax Band - E

Energy Performance Rating - C69

Approximate Gross Internal Area 1559 sq ft - 145 sq m

Ground Floor Area 786 sq ft – 73 sq m

First Floor Area 644 sq ft – 60 sq m

Garage Area 129 sq ft – 12 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	69	79
A		
(81-91)		
B		
(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

T: 01628 484353

E: marlowsales@simmonsandsons.com

W: <http://www.simmonsandsons.com>

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32 Bell Street
Henley-on-Thames
Oxon
RG9 2BH
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1 High Street
Marlow
Bucks
SL7 1AX
T: 01628 484353

Commercial

12 Wote Street
Basingstoke
Hants
RG21 7NW
T: 01256 327711

Development

Peper Harow
The Estate Office
Godalming
GU8 6BQ
T: 01483 418151

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