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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE
SIMMONS & SONS

Bencombe Road, Marlow Bottom

Detached Family Home in Quiet Cul-De-Sac Location

Asking Price £875,000

Freehold

16 Bencombe Road, Marlow Bottom, SL7 3NZ

- Lounge/Playroom
- Kitchen & Utility Room/Pantry
- Living/Dining Room
- Shower Room on Ground Floor
- Five Bedrooms
- Main Bathroom on First Floor
- West Facing Rear Garden – Decked Balcony Area & Patio Area & Lawn Area
- Integral Half-Garage for Storage & Driveway Parking



Introducing this spacious Detached Five Bedroom House situated in the sought-after Marlow Bottom area, boasting ample living space. On the ground floor there is an open-plan kitchen and Living/Dining Room. It also has the added benefit of a separate reception room which can be used flexibly as a playroom, dining room or workspace, or as an occasional guest bedroom, this property is ideal for those who love to entertain. Step through the bifold doors onto the raised decked balcony, perfect for soaking up the sunshine whilst overlooking the westerly facing good-sized rear garden complete with a patio area and lawn. Located in a quiet cul-de-sac, this property also features a downstairs shower room as well as a main bathroom on the first floor. With an integral half Garage for storage and Driveway Parking. The very well-regarded local primary, Burford School, is at the heart of the Marlow Bottom community and was described by a recent Ofsted inspection as providing 'Excellent' Personal Development. Marlow Bottom offers easy access to the Marlow Roundabout, providing excellent transport links to the M40 & M4. Just 1.5 miles from the top of Marlow High Street, residents can enjoy a variety of shops and restaurants and Higginson Park, with its playground and walks along the River Thames. This property is perfect for home buyers looking for a spacious and well-connected family home in Marlow Bottom.



Exterior

To the front there is a lawn area and driveway parking for several vehicles and side access to the rear Garden. To the rear of the property there a lawn area surrounded by feature flower beds, a patio area and stairs rising to the decked sitting area overlooking the Westerly facing rear garden. The garden is enclosed by wood panel fencing and there is gated rear access at the bottom of the garden.

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
Broadband: Ask Agent

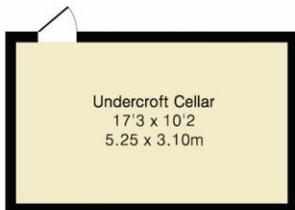
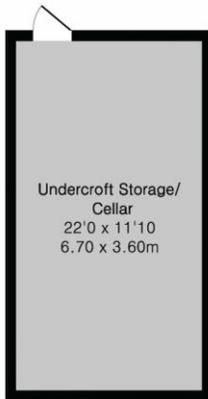
Local Authority - Buckinghamshire Council

Council Tax Band - F

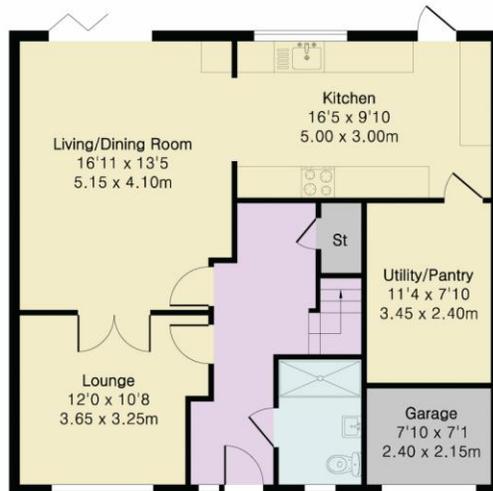
Energy Performance Rating - C73

**Approximate Gross Internal Area 1504 sq ft - 139 sq m
(Excluding Cellar)**

Cellar Area 435 sq ft – 40 sq m
Ground Floor Area 833 sq ft – 77 sq m
First Floor Area 671 sq ft – 62 sq m



Cellar



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	84
(69-80)	C	73
(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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