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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS



Bencombe Road, Marlow Bottom

An Extended and Detached Family Home in Quiet Cul-De-Sac Location

Asking Price £875,000

Freehold

2 Bencombe Road, Marlow, SL7 3NZ

- Large Double Aspect Lounge
- Separate Dining Room
- Kitchen/Breakfast Room & Utility Room & Cloakroom
- Good sized Main Bedroom with En-Suite Bathroom
- Four Further Bedrooms
- Integral Garage and Driveway parking
- Westerly Facing Rear Garden
- Located in the Popular Marlow Bottom
- NO ONWARD CHAIN



Introducing this detached family home located in the heart of Marlow Bottom. Extended and boasting a generously sized living space, this property offers a large double aspect Lounge, separate Dining room, Kitchen/Breakfast room, and a separate Utility room on the ground floor. The first-floor features five Bedrooms, with the main Bedroom offering ample storage and an En-suite Bathroom. Additionally, there is a Family Bathroom for added convenience. Situated in a quiet family-friendly cul-de-sac, residents can enjoy easy access to Burford School and a range of amenities including restaurants, shops, a pharmacy, a coffee shop, and the popular Rebellion Brewery. Just 1.4 miles away lies Marlow High Street with its boutique shops, eateries, and cafes. The property benefits from Driveway parking and a Garage, as well as a westerly-facing Garden with a lawn area and patio, perfect for alfresco dining. With a total size of 2041 sq. ft, this home offers plenty of space for a growing family. Offered to the market with NO ONWARD CHAIN, this property is in good condition but could benefit from modernisation throughout, allowing the new owners to put their own stamp on it.



Exterior

To the front of the property there is a lawn area and brick-block paved Driveway providing parking space for several vehicles as well as access to the Garage via and up-and-over door. There is access at the side of the property to the rear. To the rear of the property, which is Westerly facing, it is mainly laid to lawn with extensive patio area for alfresco dining, there is a summer house, timber shed and green house with an array of beautifully presented flower beds all enclosed by wood panelled fencing and mature shrub borders.

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

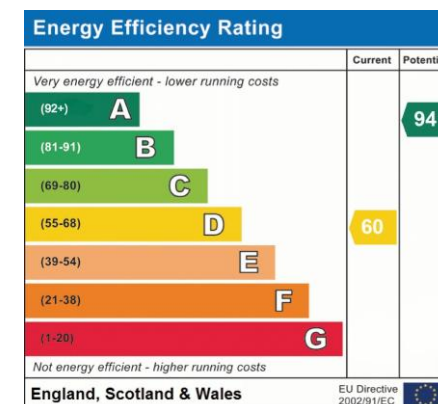
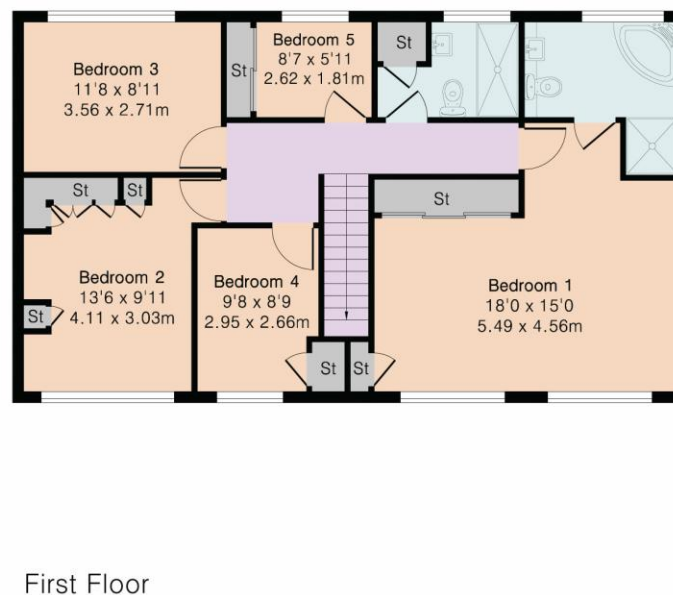
Council Tax Band - **G**

Energy Performance Rating – **D60**

Approximate Gross Internal Area 2041 sq ft - 190 sq m

Ground Floor Area 1193 sq ft – 111 sq m

First Floor Area 848 sq ft – 79 sq m



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

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