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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS



6 Hill Farm Road Marlow Bottom Bucks SL7 3LU

A 3 Bedroom Detached Home with Scope for Further Extension/Improvement (STPP)

£650,000

Freehold

The Property

- Popular Village Location
- Sought After Road
- Detached
- 3 Bedrooms
- Kitchen/Breakfast Room with Utility Area
- Through Lounge/Dining Room
- Gas Radiator Central Heating & Double Glazing
- Views over Farmland

Accommodation Comprises:

Entrance porch into Hallway.

The “through” Reception/Living room leads to a single storey rear extension which is currently used as a Dining Room and has French doors giving access to the patio and rear garden. The Kitchen, is of a country pine effect with a beamed ceiling and ceramic tiled floor and has a good selection of base and eye level storage cupboards with granite style work tops over, a double electric oven and a breakfast bar.

The Utility Room/Cloakroom, is situated off of the Kitchen, and a single double glazed door leads to the double patio which comprises two seating areas, ideal for entertaining and al fresco dining.

First Floor

A staircase gives access to the first floor landing and three good sized bedrooms with the Master overlooking open countryside.

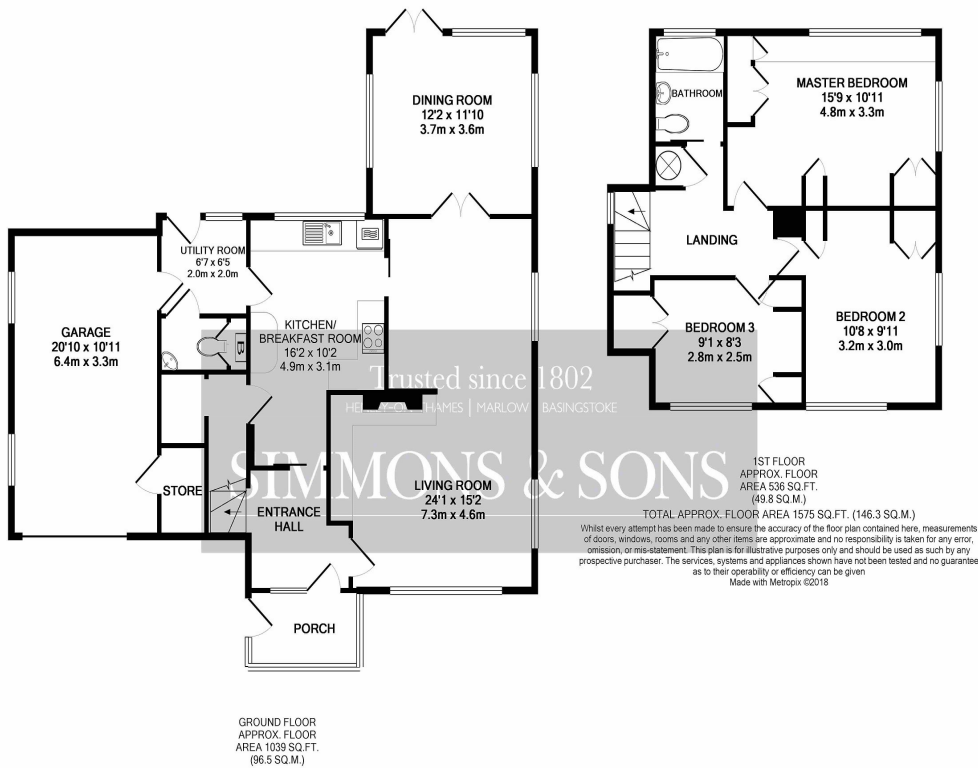
The Family Bathroom comprises a three piece white suite to include panel enclosed bath with shower over, pedestal wash hand basin and low level W.C.



Outside

The rear garden is of a good size and mainly laid to lawn with established planting and benefits from superb countryside views. A good sized patio provides a fabulous area from which to enjoy al fresco summer dining.

The front garden is lawned with stocked beds and fencing to the front elevation. An adjacent driveway provides parking for up to three vehicles and leads to the single garage with up-and-over door, light and power and personal door to utility area.



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. Marlow is situated on 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 (Paddington via Maidenhead) 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.

Directions

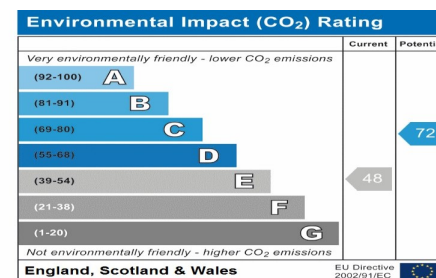
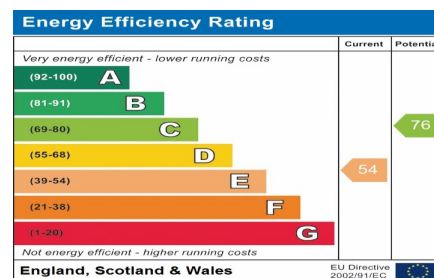
From the offices of **Simmons & Sons** of Marlow proceed out of Marlow along Spittal Street crossing the mini-roundabout into Chapel Street. Turn left into the Wycombe Road continuing all the way to the end where you will reach a mini-roundabout. Turn left at the mini-roundabout towards Marlow Bottom and then taking the first turning on the left into Marlow Bottom Road. The property is situated exactly one third of one mile from this turning, on the right hand. A representative of Simmons & Sons will meet you at the property.

Services

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey and it is not our firm's policy to test services and domestic appliances, so we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Local Authority

Wycombe District Council
Queen Victoria Road
High Wycombe
Bucks
HP11 1BB



For further information or to arrange a viewing please contact the Marlow office: T: 01628 484353 E: marlowSales@simmonsandsons.com

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