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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS



Mountain Ash, Marlow Bottom

Detached Chalet Style-House in Quiet Cul-De-Sac Location

Guide Price £675,000

Freehold

1 Mountain Ash, Marlow Bottom, SL7 3PB

- Lounge & separate dining room
- Kitchen/breakfast room
- Versatile living accommodation with scope for extension (STPP)
- Three bedrooms
- Downstairs bathroom and w/c on the first floor
- Well-maintained front & rear gardens
- Garage & driveway parking
- In Marlow Bottom within walking distance of local amenities
- Within 0.4 miles of the popular Burford Primary School



Located in this peaceful cul-de-sac in Marlow Bottom, this detached chalet style house offers a rare blend of tranquillity and convenience. This well-presented property spans approximately 1,123 sq. ft. and boasts flexible accommodation that adapts to your family's evolving needs. The ground floor features a versatile third bedroom, currently utilised as a home office, ideal for remote working. A spacious lounge with lovely views to the front and dining room that seamlessly connects to the rear garden, perfect for relaxing or outdoor entertaining. Upstairs, you'll find two double bedrooms along with a convenient upstairs toilet, complementing the downstairs family bathroom. Ample accessible storage throughout the home caters to growing families and paves the way for future expansion (STPP). A garage and driveway parking provide practical options for multiple vehicles. The property's location offers immediate access to a variety of local amenities-just 0.4 miles away, you'll find a convenient store, a friendly coffee shop, Da Luca Italian restaurant and an array of useful local stores. The vibrant Marlow High Street, with its boutique shopping, is a mere six-minute drive (1.9 miles), offering further dining and leisure experiences. Benefiting from its quiet setting, adaptable living space and proximity to everything Marlow Bottom has to offer, this charming home is ideal for families seeking both comfort and community.

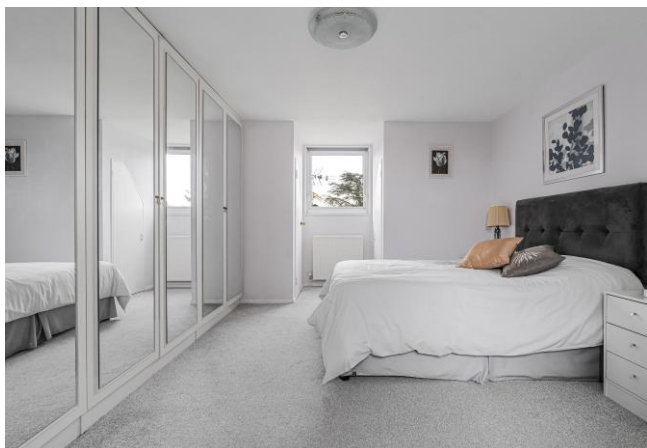


Exterior

To the front of the property, it is mainly laid to lawn, bordered with a mature shrub-line. There is a hardstanding shared driveway that leads up to the house and garage and private driveway. From the driveway there is gated access to the rear garden. To the rear of the property, it is mainly laid to lawn with a patio area and well stocked feature flowerbed borders, all enclosed by wooden fencing.

Situation

Marlow is a charming and historic town set on the banks of the River Thames, surrounded by the beautiful Chiltern countryside designated as an Area of Outstanding Natural Beauty. Marlow offers a variety of cafes, bars and restaurants and is a perfect place for enjoying the River Thames and shopping with a difference. Many recreational activities are available within the local area and there are excellent schools for children of all ages available in both Marlow and surrounding districts. Marlow station provides access to London Paddington (GWR & Elizabeth Line) and is within easy access of the M4 and M40.



Services

Heating: Gas fired hot water radiators

Water: Mains Supply

Sewerage: Mains Supply

Broadband: Ask Agent

Local Authority - Buckinghamshire Council

Council Tax Band - F

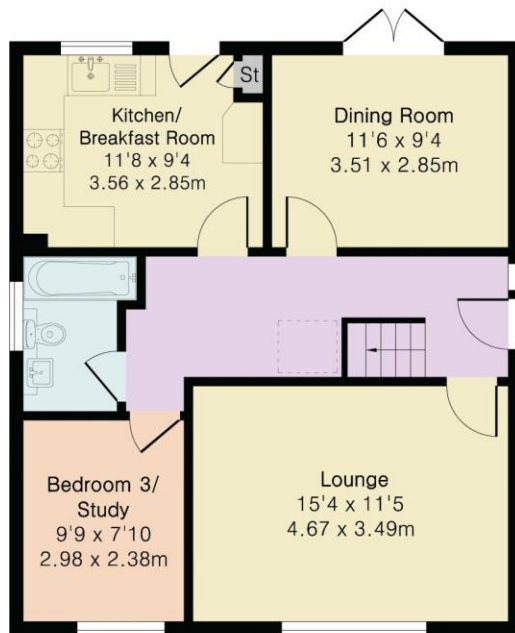
Energy Performance Rating - D64

Approximate Gross Internal Area 1123 sq ft - 104 sq m (Excluding Garage)

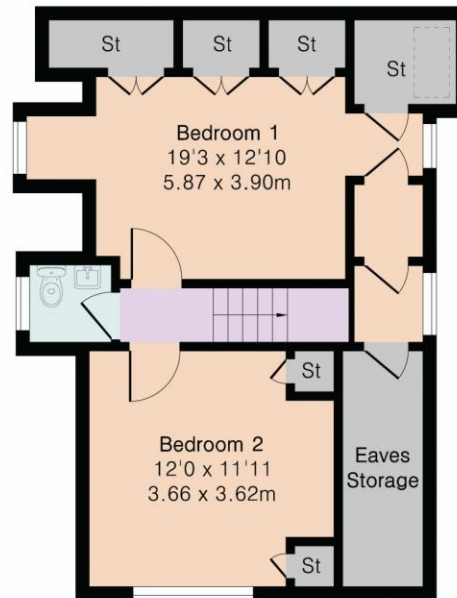
Ground Floor Area 648 sq ft – 60 sq m

First Floor Area 475 sq ft – 44 sq m

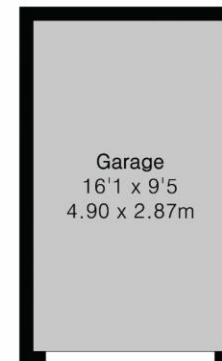
Garage Area 151 sq ft – 14 sq m



Ground Floor



First Floor



Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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

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