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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

**SIMMONS & SONS**

**Oak Tree Road, Marlow**

**Asking Price £685,000**

Extended Three Bedroom Semi-Detached House With No Onward Chain

Freehold

## 2a Oak Tree Road, Marlow, SL7 3EE

- Converted garage now housing a large kitchen/breakfast room to the front of the property
- Lounge with coal-effect fireplace
- Dining Room at the rear with view to the garden
- Three good-sized bedrooms
- Shower room on the ground floor and family bathroom on the first floor
- Beautifully maintained rear garden
- Close to Convenience Store and Post Office
- Within 0.5 miles level walk of Marlow high street
- Brick-block paved driveway parking for 2 vehicles



We are pleased to present this spacious semi-detached house in this popular position in Marlow. This property boasts a spacious living area on the ground floor, extended beautifully to the rear, making it perfect for entertaining. The converted garage now houses a large Kitchen/Breakfast room, while the dining room overlooks the well-maintained rear garden, complete with a lovely patio area - ideal for enjoying a morning coffee in the sunshine. With three good-sized bedrooms, a shower room on the ground floor, and a family bathroom on the first floor, this property offers ample living space for a growing family. Located just 0.5 miles from Marlow High Street, residents can enjoy the vibrant boutiques, shops, and high-quality restaurants the area has to offer. The nearby Higginson Park is perfect for children with its play area and skate park. Enjoy picturesque walks along the River Thames or catch a local match at Marlow Football Club. There is also a convenience store and post office a short walk up Oak Tree Road. This property also benefits from driveway parking for 2 vehicles, adding convenience to your lifestyle and is offered to the market with no onward chain.



## Exterior

To the front of the property, you will find a brick-block paved driveway and gated access to the rear garden all enclosed by knee-high brick retaining walls and timber fencing. To the rear of the property, you will find a beautifully designed patio area as well as low maintenance artificial-grass and several feature flower beds all enclosed by timber 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

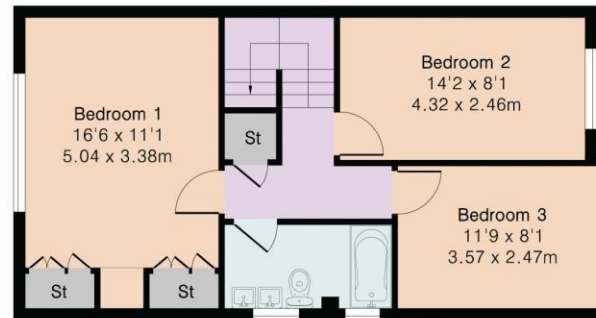
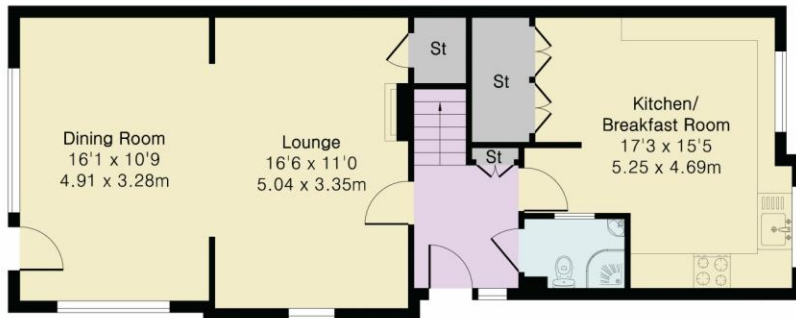
Council Tax Band - E

Energy Performance Rating - **D57**

**Approximate Gross Internal Area 1222 sq ft - 114 sq m**

Ground Floor Area 688 sq ft – 64 sq m

First Floor Area 534 sq ft – 50 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>70</b>
(55-68)	<b>D</b>	<b>57</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor

First Floor

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

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