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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS



Sunnybank, Marlow

Detached Chalet Style House in Popular Location to the North of Marlow

Guide Price £895,000

Freehold

27 Sunnybank, Marlow, SL7 3BL

- No onward chain
- Spacious lounge with door leading on to a balcony looking over the garden
- Separate dining room that could be used as an additional 5th bedroom
- Bathrooms on the ground & first floor
- Four good-sized bedrooms
- Detached double garage as well as driveway parking
- Large southerly facing rear garden
- Quiet cul-de-sac location
- Within 0.8 miles walk to the top of Marlow high street



A well-presented detached chalet-style house situated in a highly sought-after location to the north of Marlow. This freehold property offers spacious and versatile accommodation, ideal for family living. The property features four good-sized bedrooms and two bathrooms, conveniently positioned on both the ground and first floors. The generous lounge benefits from a door leading onto a balcony overlooking the large, southerly facing rear garden, providing a peaceful and private outdoor space. Additionally, there is a separate dining room which could easily be adapted as a fifth bedroom to suit your requirements. Externally, the property includes a detached double garage and driveway parking, set within a quiet cul-de-sac. The location is particularly convenient, being within 0.8 miles walk to the top of Marlow High Street, offering easy access to local amenities and transport links. Offered with no onward chain, the property represents an excellent opportunity to acquire a spacious family home in a popular and tranquil setting.



Exterior

To the front of the property, it is mainly laid to lawn enclosed by a brick retaining wall and mature shrub borders. To the rear of the property you will find the hard-standing driveway parking area and detached brick-built double garage and access to the garden. The rear garden is mainly laid to lawn with garden shed all enclosed by wooden fencing and mature shrub borders. Access to the cellar can be found at the rear of the house as well as steps leading up to a raised balcony area.

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



**Approximate Gross Internal Area 1705 sq ft - 159 sq m
(Excluding Garage)**

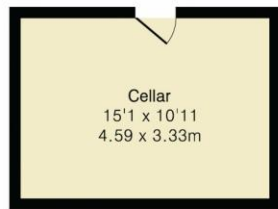
Cellar Area 165 sq ft – 15 sq m
 Ground Floor Area 846 sq ft – 79 sq m
 First Floor Area 694 sq ft – 65 sq m
 Garage Area 384 sq ft – 36 sq m

Local Authority - Buckinghamshire Council

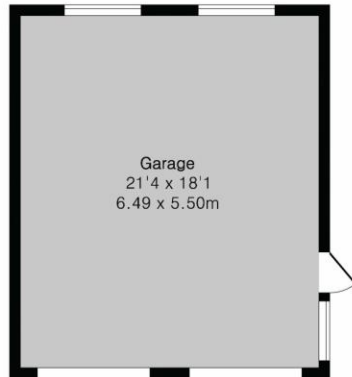
Council Tax Band - F

Energy Performance Rating - **E53**

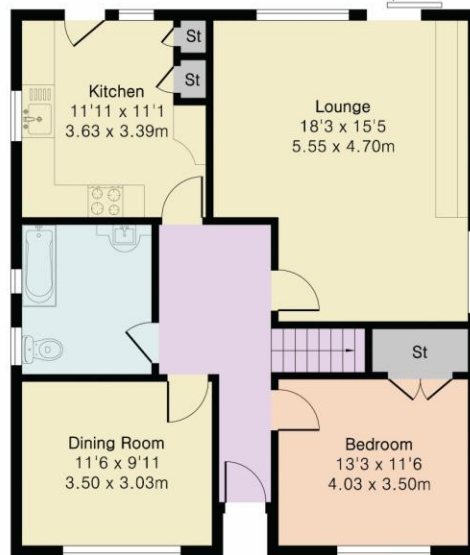
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



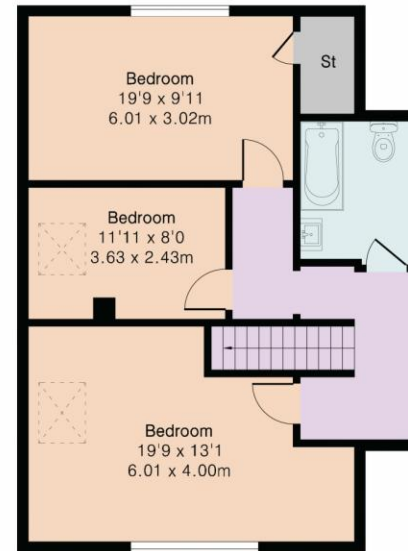
Cellar



Garage



Ground Floor



First Floor

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

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