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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS

Cambridge Road, Marlow

Spacious Semi-Detached House Within a Short Level Walk of the High Street

Offers Over £799,950

Freehold

65 Cambridge Road, Marlow, SL7 2NS

- NO ONWARD CHAIN
- Driveway parking for two vehicles
- Built in approx. 2010 with 1387 sq. ft. of living space
- Modern open plan kitchen/dining/living room
- Lounge area with bay window and the dining area has double-doors on to the rear garden
- Guest cloakroom on the ground floor
- Three double bedrooms with their own ensuites
- Low maintenance courtyard rear garden with gated access
- Situated by Riley Park and within 0.2 miles level walk of Marlow High Street



A spacious and modern three-bedroom semi-detached house situated on Cambridge Road, Marlow, offered for sale with no onward chain. Built circa 2010, this well-presented freehold property offers approximately 1,387 sq. ft. of contemporary living space, ideally located within a short, level 0.2-mile walk of Marlow High Street. The ground floor features a stylish open-plan kitchen, dining, and living area, designed to maximise natural light and space. The lounge benefits from a charming bay window to the front, while the dining area opens through double doors onto a low-maintenance courtyard garden with gated rear access. Additionally, there is a convenient guest cloakroom on the ground floor. Upstairs to the first & second floor, the property boasts three generous double bedrooms, each with its own ensuite bathroom, providing privacy and comfort for all occupants. The house also includes driveway parking for two vehicles for added convenience. Energy Performance Certificate (EPC) rating C reflects the property's efficient design and construction. This attractive home combines modern living with an excellent location, making it a superb opportunity for buyers seeking a well-appointed residence situated by Riley Park and close to Marlow's popular and much-loved High Street.



Exterior

To the front of the property, it is mainly brick-block paved hard standing area for parking with a paved path to the front door, feature flower beds and gated side access to the rear garden. To the rear of the property, it is low maintenance, fully paved patio courtyard area with plenty of space for table & chairs 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 to under floor heating

Water: Mains Supply

Sewerage: Mains Supply

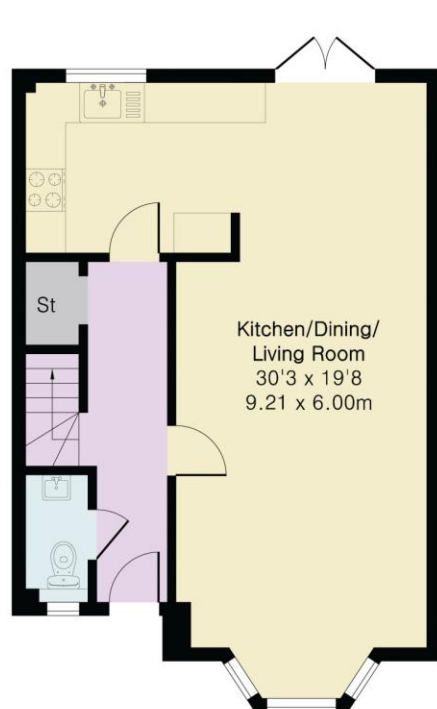
Broadband: Ask Agent

Approximate Gross Internal Area 1387 sq ft - 128 sq m

Ground Floor Area 543 sq ft – 50 sq m

First Floor Area 548 sq ft – 51 sq m

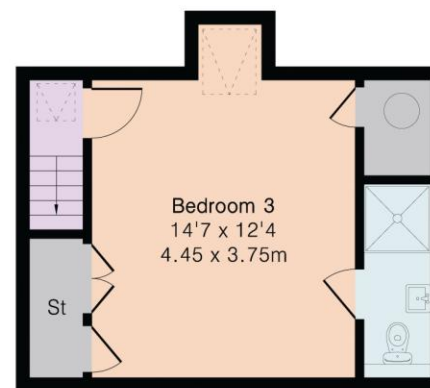
Second Floor Area 296 sq ft – 27 sq m



Ground Floor



First Floor



Second Floor



Local Authority - Buckinghamshire Council

Council Tax Band - F

Energy Performance Rating - **C75**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

T: 01628 484353

E: marlowsales@simmonsandsons.com

W: <http://www.simmonsandsons.com>

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32 Bell Street
Henley-on-Thames
Oxon
RG9 2BH
T: 01491 571111

1 High Street
Marlow
Bucks
SL7 1AX
T: 01628 484353

12 Wote Street
Basingstoke
Hants
RG21 7NW
T: 01256 327711

Peper Harow
The Estate Office
Godalming
GU8 6BQ
T: 01483 418151

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