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HENLEY-ON-THAMES | MARLOW | BASINGTOKE

**SIMMONS & SONS**



**Lock Road, Marlow**

Situated on the Highly Sought-After Lock Road in Marlow

**Guide Price £1,000,000**

Freehold



## 4 Lock House, Lock Road Marlow, SL7 1RD

- Spacious and bright end terrace house
- Recently fully refurbished throughout
- Scope to extend into the loft, subject to planning permission
- Features 4 good-sized bedrooms
- Garage converted into a family room or study
- Includes a modern fitted kitchen and a modern fitted bathroom
- Open Plan living/dining room & conservatory
- Good-size rear garden & driveway parking for several vehicles
- Just 0.4 miles level walk from Marlow high street and Higginson Park



Located on the highly sought-after Lock Road, this beautifully presented house offers a blend of location, style, and versatility. Recently refurbished throughout to an excellent standard, this spacious family home provides 1,368 square feet of flexible accommodation and is a perfect move-in-ready property. Light and space abound, with four well-proportioned bedrooms ensuring ample room for growing families. The impressive open plan living/dining room and charming garden room both open directly onto a good-sized rear garden-an inviting, haven ideal for entertaining or relaxation. For those now enjoying more time at home, the converted garage serves as a bright study or family room, lending itself well to home working, hobbies or as a children's retreat. The heart of the home is a contemporary, tastefully fitted kitchen, seamlessly designed for modern living. Smart storage solutions, such as the practical under-stairs space, keep everyday life beautifully organised. Further potential is on offer with the scope to extend into the loft (STPP), allowing you to create your dream space in the future. Practicality isn't forgotten, with driveway parking. Set in a prime Marlow location, this property is just a short walk from the serene open spaces of Gossmore Recreation Ground and the picturesque River Thames. For those seeking the vibrant life of the town, Marlow's celebrated High Street and Higginson Park are within 0.4 miles level stroll.





## Loft Space

The loft space is 535 sq. ft with eaves restriction and has great potential to be converted (STPP)

## Exterior

To the front of the property there is a large, shingled area and brick block paved area with side access to the rear of the property. To the rear of the property, it is mainly laid to lawn with patio area for table and chairs, feature flower bed borders all enclosed by wooden fencing to the sides and brick retaining wall to the rear.

## Situation

Marlow is a charming and historic town set in 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 (Elizabeth Line and GWR) 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.

## Services

Heating: Gas fired hot water radiators

Water: Mains Supply

Sewerage: Mains Supply

## Agents Note

There is a right of way access at the back of the garden for the two neighbouring properties.

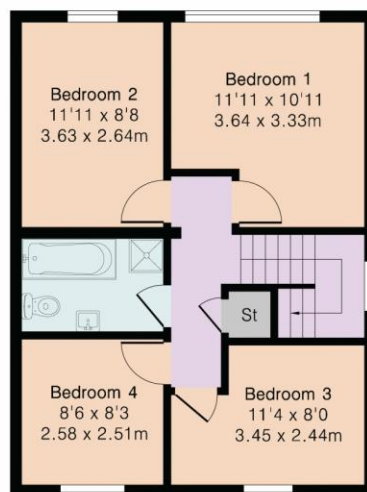
## Approximate Gross Internal Area 1368 sq ft - 127 sq m

Ground Floor Area 833 sq ft – 77 sq m

First Floor Area 535 sq ft – 50 sq m



Ground Floor



First Floor

Local Authority - Buckinghamshire Council

Council Tax Band - F

Energy Performance Rating - **C75**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	75	78
A		
(81-91)		
B		
(69-80)		
C		
(55-68)	75	78
D		
(39-54)		
E		
(21-38)		
F		
(1-20)	75	78
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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

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