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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

**SIMMONS & SONS**

**Oak Tree Road, Marlow**

**Guide Price £710,000**

An Extended and Well Maintained Three/Four Bedroom Semi-Detached House

Freehold

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

- Lounge & dining room with door on to the rear garden
- Versatile sitting room with ensuite shower that could be used as a 4th bedroom
- Kitchen & downstairs cloakroom
- Three double bedrooms on the first floor
- En-suite shower room to the main bedroom & four-piece family bathroom
- A well looked after, pretty, rear garden
- Driveway Parking
- Within 0.5 miles level walk to the top of Marlow high street
- A selection of good schools for all ages nearby



A beautifully extended and well-maintained three/four-bedroom semi-detached house situated on Oak Tree Road. This versatile property features a spacious lounge and dining room with direct access to a charming rear garden, perfect for both relaxing and entertaining. The additional sitting room, complete with an ensuite shower, offers flexible accommodation and could easily serve as a fourth bedroom. The kitchen is thoughtfully designed and complemented by a convenient downstairs cloakroom. Upstairs, you will find three generous double bedrooms, including a main bedroom with an ensuite shower room, alongside a stylish four-piece family bathroom. The property benefits from driveway parking and is set within 0.5 miles of a level walk to the top of Marlow High Street, providing easy access to local amenities. Families will appreciate the proximity to a selection of well-regarded schools catering to all ages. The well-kept rear garden adds to the appeal of this attractive home, making it an excellent choice for those seeking a comfortable and versatile family residence.



## Exterior

To the front of the property, it is a hard standing paved area for driveway parking that continues down the side of the property to the gated access to the rear garden. There is a brick retaining wall bordering the driveway. To the rear of the property, the patio continues by the back door and a path leading to an additional patio area at the bottom of the garden behind privacy screening and a garden shed can be found as well. The rear garden is bordered with feature flower beds and a lawn area all enclosed by a mixture of brick retaining walls and wooden fencing.

## Situation

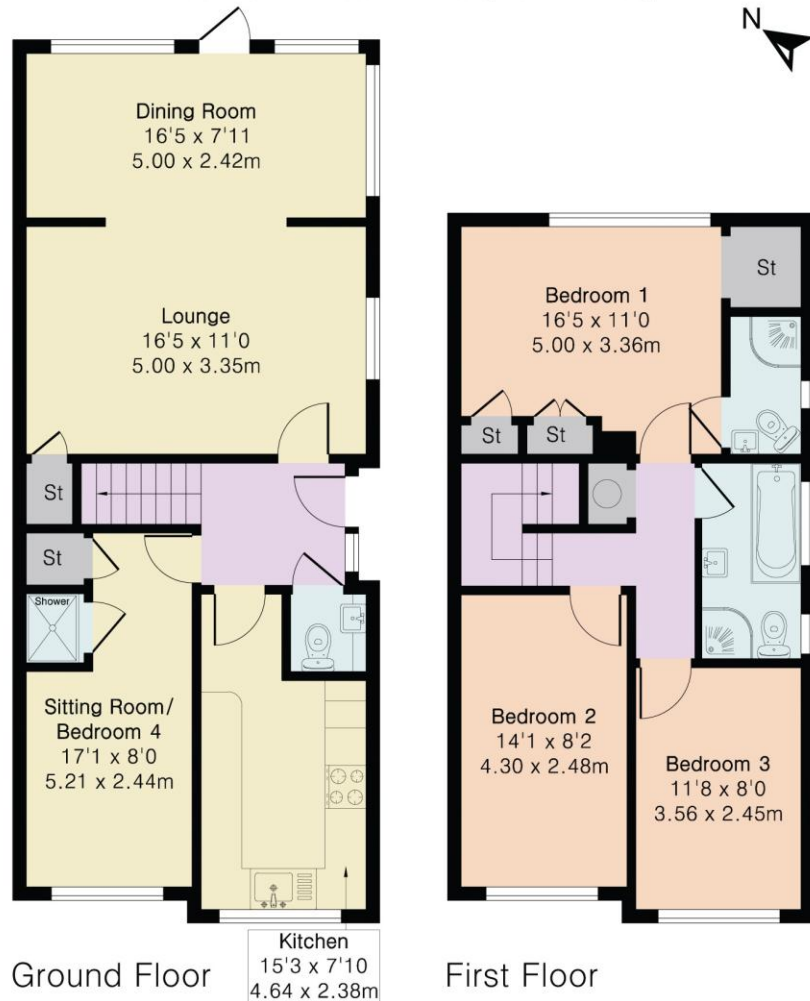
Marlow is a charming and historic town set on the banks of the River Thames, surrounded by the beautiful Chiltern countryside designated as an Area of Outstanding Natural Beauty. Marlow offers a variety of cafes, bars and restaurants and is a perfect place for enjoying the River Thames and shopping with 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.



**Approximate Gross Internal Area 1194 sq ft - 111 sq m**

Ground Floor Area 662 sq ft – 62 sq m

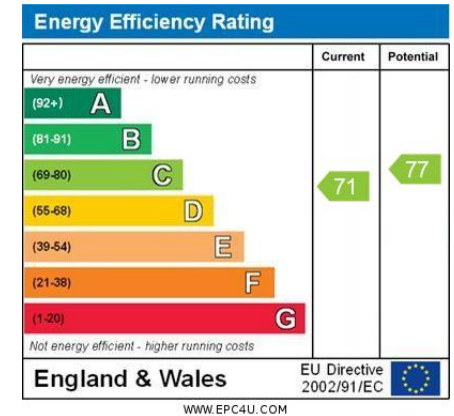
First Floor Area 532 sq ft – 49 sq m



Local Authority - Buckinghamshire Council

Council Tax Band - E

Energy Performance Rating - C71



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

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