



Henley Road, Marlow
Buckinghamshire, SL7

HAMPTONS
INTERNATIONAL

Beyond your expectations

Detached family home offering flexible accommodation

Hamptons International

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www.hamptons.co.uk

Entrance Hall | Living/Family Room | Kitchen Breakfast Room | Sitting Room | Dining Room | Study | Utility Room | Inner Hall to Master Bedroom | Three Further Bedrooms | Bathroom | Gardens | Garage | Driveway

Asking Price £1,100,000 Freehold

Description

A Stunning and beautifully presented four double bedroom property in a highly desirable location West of Marlow with a private rear garden overlooking the Harleyford Land. This "Wow Factor" immaculate home is stylishly presented throughout offering open plan versatile living.

Outside

There is a gated driveway to the front of the property, leading to the single garage and front entrance to the house. There are planted borders and a pathway continues round to a second entrance and on to the rear garden. To the rear of the house is a raised timber deck area, providing an ideal entertaining area off the main living area of the house. The rest of the rear garden is mainly lawned with further planted borders and another timber deck patio to the rear of the garden. The garden is fully enclosed to the southerly aspect.

Location

Located on the west side of Marlow, on the Henley Road. The property is 0.8 miles from the top of Marlow High Street and town centre with its wide range of shops, restaurants, bars and leisure facilities, the River Thames and Higginson Park. The train station provides a link to London Paddington via Maidenhead. The house in the catchment for Danesfield School and Sir William Borlase Grammar School.

Additional Information

This exclusive property accessed through electric gates has been extended and refurbished to a high specification. The entrance hall leads seamlessly into the light and airy kitchen/breakfast/family living room incorporating a beautiful kitchen with range oven. This is the perfect house for socialising from the large living space with huge glass aspects highlighting the stunning views over the vast decked area complete with hot tub. The master bedroom has stunning views, patio area and a log burner for those cosy winter nights. The landscaped rear garden is south facing with topiary and sculpted box hedges surrounded by huge trees offering seclusion and privacy.



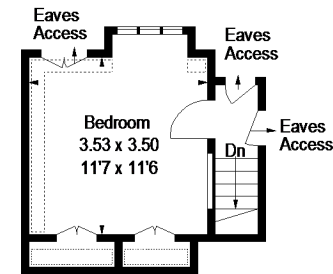
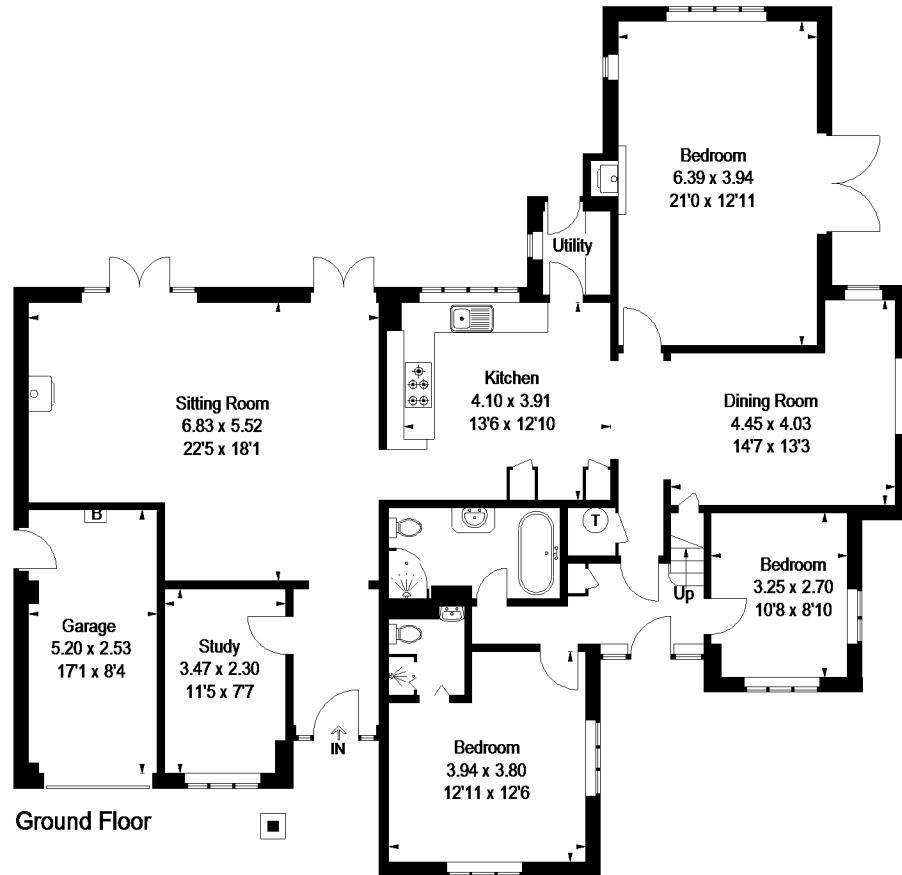
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Approximate Gross Internal Area = 179 sq m / 1927 sq ft

Garage = 13.4 sq m / 144 sq ft

Total = 192.4 sq m / 2071 sq ft



 = Reduced headroom below 1.5 m / 5'0"

FLOORPLANZ © 2016 0845 6344080 Ref 119586

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

