3 THE LAKES, HARLEYFORD
HENLEY ROAD, MARLOW, BUCKS SL7 2SL

PRICE GUIDE … £319,950 to include all furniture … LEASEHOLD

A VERY ATTRACTIVE AND WELL PRESENTED COUNTRY LODGE SITUATED IN A PLEASANT LOCATION ON THE LAKESIDE. THE RIVER THAMES IS A SHORT WALK AWAY AS IS THE 18 HOLE GOLF COURSE AND CLUB HOUSE AND THIS IS A DELIGHTFUL ENVIRONMENT FOR THOSE WISHING TO ESCAPE THE EVERYDAY HUSTLE AND BUSTLE. VIEWINGS STRONGLY RECOMMENDED.

www.simmonsandsons.com
SITUATION: Marlow is a charming and historic town set on 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 (Paddington via Maidenhead) 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.

DIRECTIONS: From the offices of Simmons & Sons of Marlow proceed out of Marlow for approximately two miles along the Henley Road turning left into Harleyford Golf Club where a representative of Simmons & Sons will meet you at the security gate house and accompany you to the lodge.

ACCOMMODATION COMPRISSES: (All measurements are approximate)

GROUND FLOOR:

VERANDA: Half-glazed door opening to

ENTRANCE HALL: L-shaped, electric storage heater, storage cupboard housing meters, airing cupboard with foam dipped hot water tank, access to boarded loft space via pull-down ladder, inset ceiling lighting, Amtico flooring, doors to all rooms

LOUNGE/DINING ROOM: 25' x 13' (7.6m x 4m) An attractive triple aspect room with French doors opening to veranda, wood burning stove, vaulted ceiling, television aerial point, two storage heaters, archway to

KITCHEN: 9'9” x 7’8” (3m x 2.3m) Fitted with a range of units comprising one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in Neff oven, four ring electric Neff hob above, extractor hood, range of floor and wall mounted units, glass fronted display cabinet, built-in washing machine/dryer, built-in dishwasher, built-in fridge and separate freezer, inset ceiling lighting, part-tiled walls, vinyl flooring, window

BEDROOM 1: 10’2” x 9’2” excluding wardrobes (3m x 2.8m) Window with view to the lake, electric storage heater, vaulted ceiling, built-in mirrored wardrobes with sliding doors to one wall, door to

EN-SUITE BATHROOM: Comprising panel enclosed bath, pedestal wash hand basin, low level w.c., part tiled walls, vinyl flooring, extractor fan, heated towel rail

BEDROOM 2: 11’6” x 8’1” (3.5m x 2.5m) Vaulted ceiling, electric storage heater, window

FAMILY BATHROOM: Comprising low level w.c., inset wash hand basin with cupboard beneath, fully-tiled built-in shower cubicle, wall-mounted heated towel rail, window, vinyl flooring, part-tiled walls

OUTSIDE: There is a veranda to two sides of the property with a partial covered seating area. The whole being enclosed by wooden railings, gated access to the side, views across the meadow

COMMUNAL GROUNDS: The grounds are laid to lawn and there is a large lake with planting and wildlife close to the lodge

PARKING: There is a car park with ample spaces close by
OUTGOINGS:
Ground rent: £600 half yearly inc VAT
Service charge: £1912.66 half yearly inc VAT

LEASE INFORMATION: 125 years from and including the 25th day of March 1995

AGENTS NOTE: Harleyford Lodges are offered as second homes only and have an occupation restriction during the month of February. Any buyer will need to confirm that they have a permanent residence elsewhere.
NOTE: 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 and it is not our firm’s policy to test services and domestic appliances, so we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

VIEWING: BY PRIOR APPOINTMENT WITH THE VENDORS AGENTS
SIMMONS & SONS OF MARLOW TEL: (01628) 484353

Ref: MS/2864