

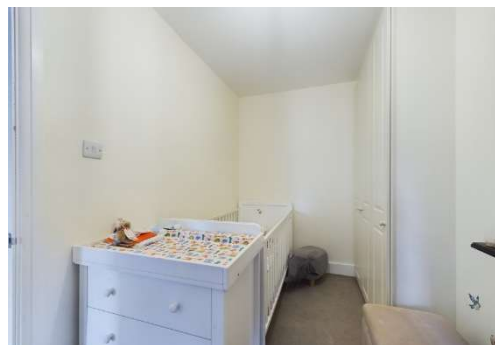


barrett & barlingiens

Oak Tree Road
Marlow

**Oak Tree Road
Marlow
Buckinghamshire
SL7 3EE**

- Tenure: Freehold
- OIEO: £700,000
- Local Authority: WDC
- EPC Rating: D
- Council Tax Band: E



Character and modern living rolled in to one, this delightful three bedroom cottage is situated in a popular and sought-after residential road approximately a ten minute walk in to Marlow High Street.

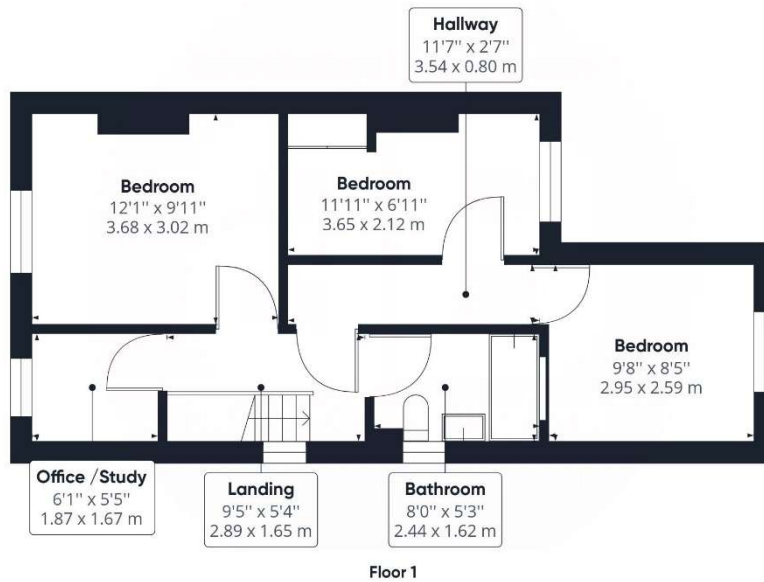
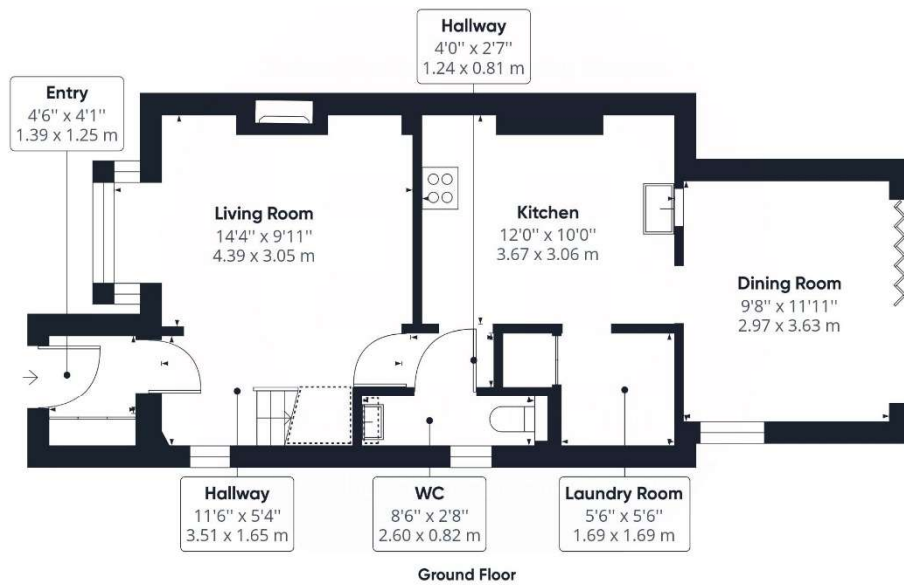
As you enter the property you are greeted with a good sized porch area offering cupboards to store coats and shoes. Through the beautiful stained glass inner door you enter the living room which has a lovely bay window to the front, stairs to first floor and door leading through to the rear of the property. As you enter the rear lobby there is a useful W.C. to the right and a door leading through to the kitchen. The kitchen is a "shaker style" with a range of wall and base units, Belfast style sink, varnished wooden work surfaces, feature fire place and door to utility room. Moving through the kitchen there is a light and airy dining area with vaulted ceilings and patio doors leading to patio area and rear garden. On to the first floor there are three good sized bedrooms, a family bathroom and a small study / home office. There is also access to the loft area via a hatch and pull down ladder.

The sunny rear garden is a real benefit to the property, it has a lovely patio area ideal for alfresco dining and then extends well beyond 100 ft with mature trees and shrubs. There is also space for a garden office. To the side of the property there is a gated access path and to the front of the property there is a drive way which is capable of housing two cars as well as on unrestricted on street parking.

Marlow town centre is a thriving and stylish riverside community with a comprehensive range of shops and excellent pubs and restaurants. Nearby Marlow Station has a regular train service to London Paddington via Maidenhead (from 1hr 5 mins) with links to the City of London, further enhanced with the recently opened Crossrail Link from Maidenhead. Access to the M4 and M40 is via the A404(M) and London Heathrow is about 22 miles away.

There is a wide range of educational and recreational facilities in the area. Excellent local schools are numerous and include Sir William Borlase in Marlow.





Approximate total area⁽¹⁾

1045 ft²
97.1m²

Reduced headroom

9.68 ft²
0.90 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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