



bonners & babingtons

Henley Road
Marlow

**Henley Road
Marlow
Buckinghamshire
SL7 2DF**

- Tenure: Freehold
- Price: OIEO £950,000
- Local Authority: BCC
- Council Tax Band: E
- EPC Rating: C
- 300 sq/ft office/hobbies space



Positioned on a private cul-de-sac just off Henley Road this delightfully presented three bedroom semi detached family home could be YOUR perfect family home. As you enter the property there is an inviting entrance hall with doors to the lounge/diner and cloakroom plus a courtesy door offering access to the carport. Moving into the lounge /diner there you are greeted by a light and airy living space with windows to front and rear aspects, fireplace with log burner, fitted storage cupboards, stairs to first floor and access through to the kitchen. The kitchen is refitted with base units with quartz work tops, integral dishwasher, hob, oven and microwave. There is also a useful utility room with plumbing for washing machine, space for dryer, base units with work surfaces and loft storage.

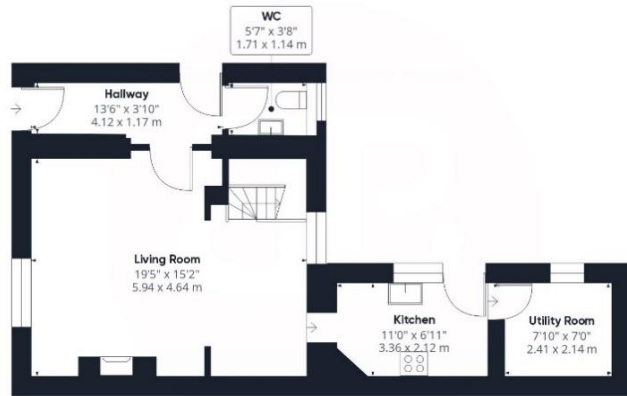
Moving to the first floor there are three double bedrooms all with en suite shower rooms, the master bedroom has a dressing area and loft hatch leading to a spacious room in the roof cavity which has multiple uses such as an office, play room, cinema room or just an occasional room. This loft room has multiple velux windows, eaves storage and provides over 300 sq/ft of office/hobby space.

Outside there is a private, low maintenance courtyard which is a secluded sun trap in the summer months and a covered carport for parking. The property is only a short ten minute walk to Marlow Town Centre or a five minute walk to open fields and countryside.

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

Situated in this pleasant and SECLUDED CUL-DE-SAC just off the HENLEY ROAD this THREE DOUBLE BEDROOM brick and flint semi detached family home is available with no onward chain. With three en suites, cloak room and a useful loft room this property is highly recommended.





Ground Floor



Floor 1

Floor 2



Approximate total area¹⁾

1396.16 ft²
129.71 m²

Reduced headroom

196.47 ft²
18.25 m²

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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