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Marlow Bottom



**High View Close  
Marlow Bottom  
Marlow  
Buckinghamshire  
SL7 3QN**

- Tenure: Freehold
- Guide Price: £650,000
- Buckinghamshire Council
- EPC Rating D
- Council Tax Band Band E



A superb 3 bedroom detached home positioned in a quiet no through road enjoying stunning elevated views in the sought after village of Marlow Bottom sold with the benefit of planning permission to extend and remodel the accommodation (planning ref 23/07685/FUL). The layout of this property benefits from the bedrooms on the lower floor, keeping them cool in the summer and the living space on the upper floor providing a beautiful panoramic vista.

The property briefly comprises entrance hall, 29 ft living/dining room with log burner, opening onto a decked terrace with panoramic views, fitted kitchen, bathroom and cloakroom, 3 generous bedrooms and further shower room and WC. Outside there is driveway parking for 2/3 cars, a single garage and enclosed rear garden with 2 entertaining terraces enjoying lovely far reaching views.

The property also benefits from gas central heating and UPVc double glazing.

Marlow Bottom is situated to the north of Marlow town centre, offering its own local shops, restaurant, craft brewery, renowned nursery

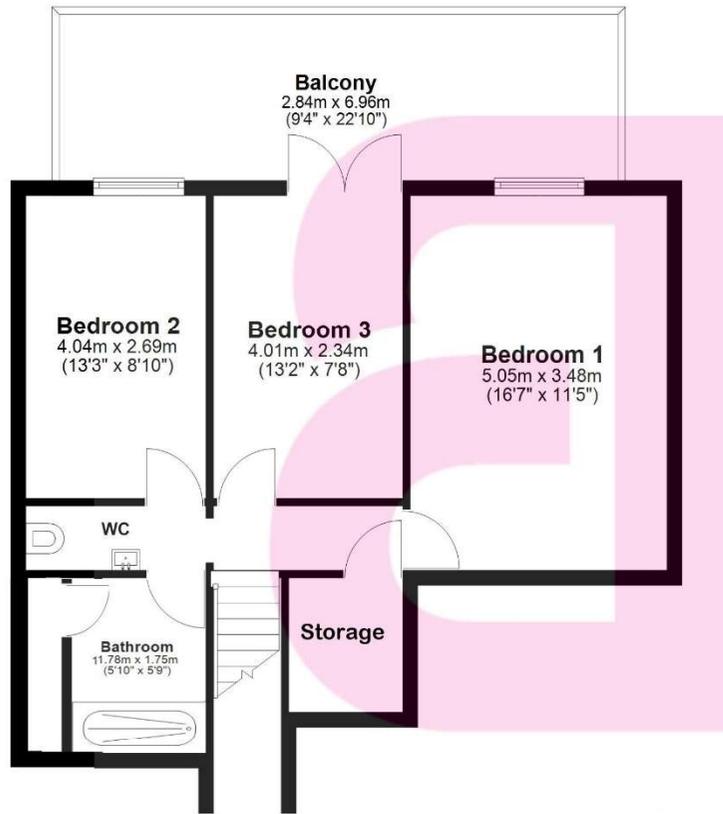
school and Burford Combined First and Middle School. The town centre of Marlow is a few miles away and offers a more comprehensive range of facilities. Marlow is situated on the banks of the River Thames and is surrounded by beautiful countryside. It is a perfect place for enjoying the river, shopping with a difference, walking around historical buildings, or taking part in the many sports and recreational activities available within the local area.

The train station in Marlow provides access to London (Paddington via Maidenhead) and access to the M4 and M40 is within a



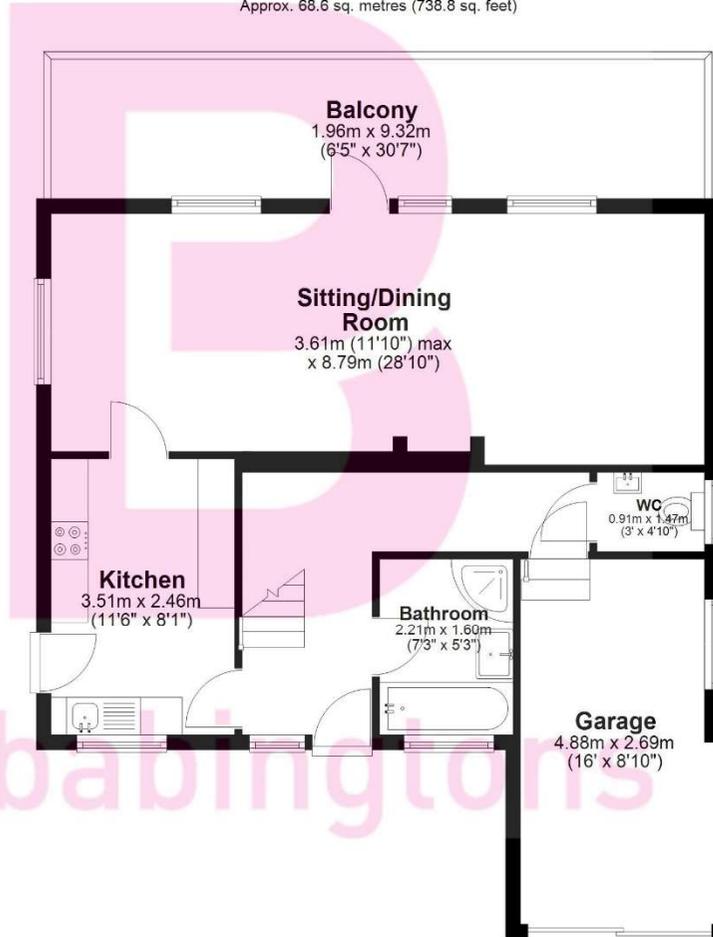
### Lower Ground Floor

Approx. 54.4 sq. metres (586.0 sq. feet)



### Ground Floor

Approx. 68.6 sq. metres (738.8 sq. feet)



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Total area: approx. 123.1 sq. metres (1324.8 sq. feet)

This floorplan is not to scale. It is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.  
Plan produced using PlanUp.

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#### Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170