



bonners & babingtons

Oak Tree Avenue

Marlow

Oak Tree Avenue
Marlow
Buckinghamshire
SL7 3EJ

-
- Tenure: Freehold
 - Guide Price: £875,000
 - Local Authority: BCC
 - Council Tax Band E
 - EPC Rating: C



Situated on one of Marlow's most sought-after and established residential roads this imposing, extended four bedroom family home has a wealth of potential and space to grow into. On entering the property there is a spacious entrance hall with doors to all the ground floor accommodation. Moving to your left there is a delightful dining room with fire place and window to the front aspect, beyond this there is a large living room with fireplace and double doors leading onto the garden at the rear. As we move into the kitchen, this bespoke individually designed kitchen has a wealth of storage, work surfaces and fully integral double oven, space for washing machine and dryer, integral dishwasher as well as having a good sized dining area and door leading to the gardens. Also on the ground floor there is a cloakroom and a large under stairs storage cupboard housing the gas meter. Moving onto the first floor you will find four double bedrooms, master bedroom with en suite bathroom and a further family bathroom all neutrally decorated.

**BONNERS & BABINGTONS offer -
A rare opportunity to secure this
imposing extended four bedroom
semi detached family home
situated in a highly sought-after
residential road looking out over a
pleasant green. Available with no
onward chain this property is
highly recommended for an
internal inspection.**

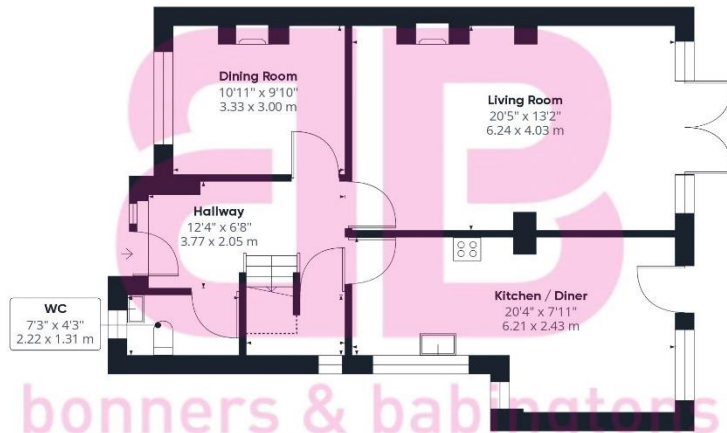


To the outside there is a large southwest facing rear garden which is mainly laid to lawn with a patio area ideal for alfresco dining, a large wooden shed, mature trees and shrubs and a lovely water feature to sit and relax next too. To the front there is ample parking for two to three cars and gated side access to the rear garden. The property is positioned opposite a delightful green area where children can play safely and securely in the crescent and is only a short walk from Marlow High Street and local schools. Offered to the market with no onward chain we highly recommend an internal inspection.



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 44 mins) with links to the City of London, via the Elizabeth Line. Access to the M4 and M40 is via the A404(M) and London Heathrow is approximately 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.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1274.34 ft²
118.39 m²

Reduced headroom

10.12 ft²
0.94 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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