



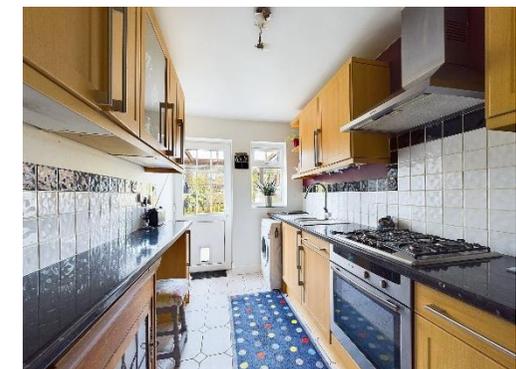
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bonners & babingtons

Wallace Close
Marlow

Wallace Close
Marlow
Buckinghamshire
SL7 1TY

- Tenure: Freehold
- Guide Price: £450,000
- Local Authority: BCC
- Council Tax Band: D
- EPC Rating: D

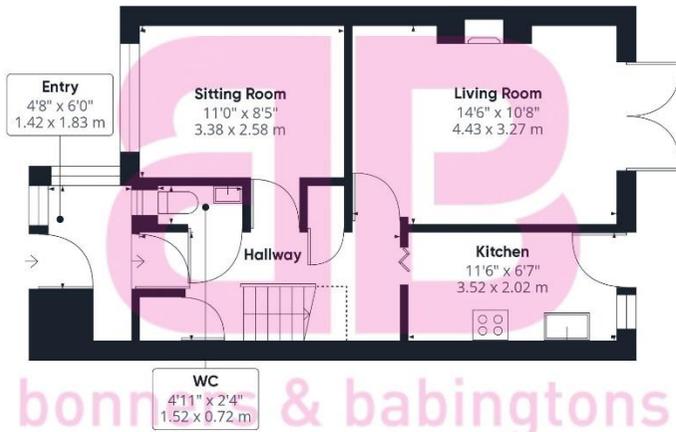


ATTENTION FIRST TIME BUYERS!! This three bedroom terraced property has been updated and improved by the current owner to offer a delightful family home. With a sitting room, living room, kitchen and cloakroom on the ground floor, three bedrooms and family bathroom on the first floor this property also benefits from low maintenance rear garden and ample residents parking. Situated in a traffic free location and looking out over a park this lovely property is an ideal first time or second stepper opportunity. Located approximately 1 mile east of Marlow town centre this property is also very close to woodland and countryside walks.

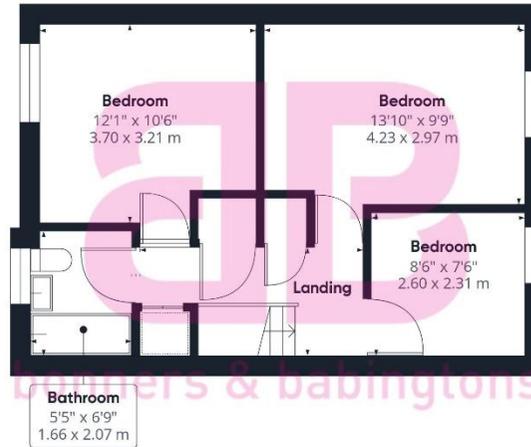
Marlow town centre is a thriving and stylish riverside community with a comprehensive range of shops and excellent pubs and restaurants. Nearby Marlow Station has a regular train service to London Paddington via Maidenhead (from 44 mins) with links to the City of London, via the Elizabeth Line. Access 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.

BONNERS & BABINGTONS offer -
Situated in a traffic free location overlooking a park this delightful three bedroom family home is highly recommended for an internal inspection. With two reception rooms this property also benefits from cloakroom, low maintenance gardens and parking to the rear.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

893.4 ft²
83 m²

Reduced headroom

16.04 ft²
1.49 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.

GIRAFFE360



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Disclaimer

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