



Southview Road
Marlow

www.bb-estateagents.co.uk



bonners & babingtons

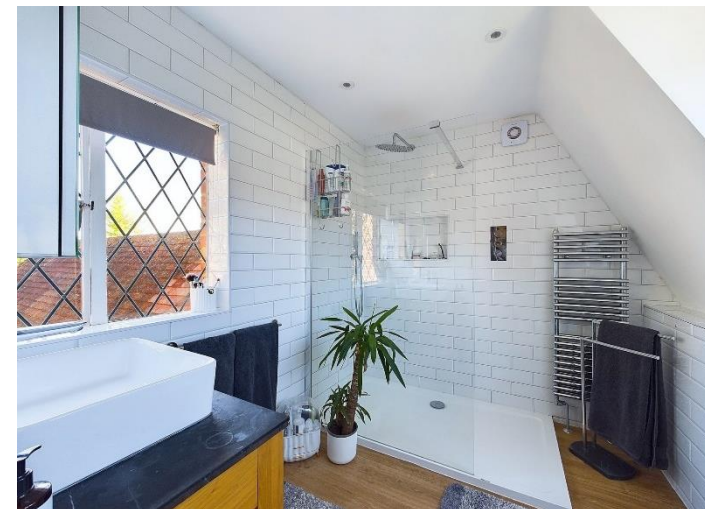


BONNERS & BABINGTON OFFER - A spacious four bedroom detached home situated in a sought after location with EXTENSION POTENTIAL (STP) standing in a large plot. Benefitting from EXCELLENT TRANSPORT LINKS.

Southview Road, Marlow, Buckinghamshire, SL7 3JP

Guide Price: £1,680,000

- Extension Potential (STP)
- Large Plot
- No Upper Chain
- Prime Location
- Good Transport Links
- 4 Bedrooms
- 2 Bathrooms
- Approx 2,300 sq/ft of Accommodation
- Generous Parking



3 Anglers Court, Spittal Street, Marlow, Bucks, SL7 3HJ

01628 333800

www.bb-estateagents.co.uk





Description

This detached family home is located in a sought-after residential road in Marlow and sits in an impressive plot with a beautiful south facing rear garden. Offered with no onward chain, the property is well proportioned with excellent potential for further improvement or extension (subject to obtaining consent). The property offer versatile living space of approximately 2,300 sq/ft.

An entrance hall leads to the accommodation, which comprises the sitting room to the right and an adjoining study with a dual aspect. Across a hall with side access, there is a useful large room also enjoying a dual aspect with rear access to the garden – great perhaps for a home office or gym, with a feeling of separation from the main home. To the left of the entrance hall there is a dining room leading to a kitchen with views across the garden, a utility room with rear access, a cloakroom and access to the integral garage. Upstairs, the principal bedroom features built-in wardrobes and a beautiful bright, modern shower room. There are three further bedrooms on this floor and a family bathroom.

Outside

The handsome property is set back from the road behind a decorative brick wall with a pedestrian gate. A paved driveway provides parking for several vehicles and access to the integral double garage. There is also a pretty lawn area with established borders, hedging and shrubs. The rear garden enjoys a southerly aspect and features a large paved terrace directly from the house, making a perfect space for outdoor dining and entertaining. There is also a generous lawn area enclosed by hedging with established trees and borders.

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.





Tenure

Freehold

EPC Rating

E

Local Authority

Buckinghamshire Council

Post Code

SL7 3JP

Viewing

Strictly by appointment with Bonners & Babingtons

Important Notice

Bonners & Babingtons, their clients and any joint agents give notice that:

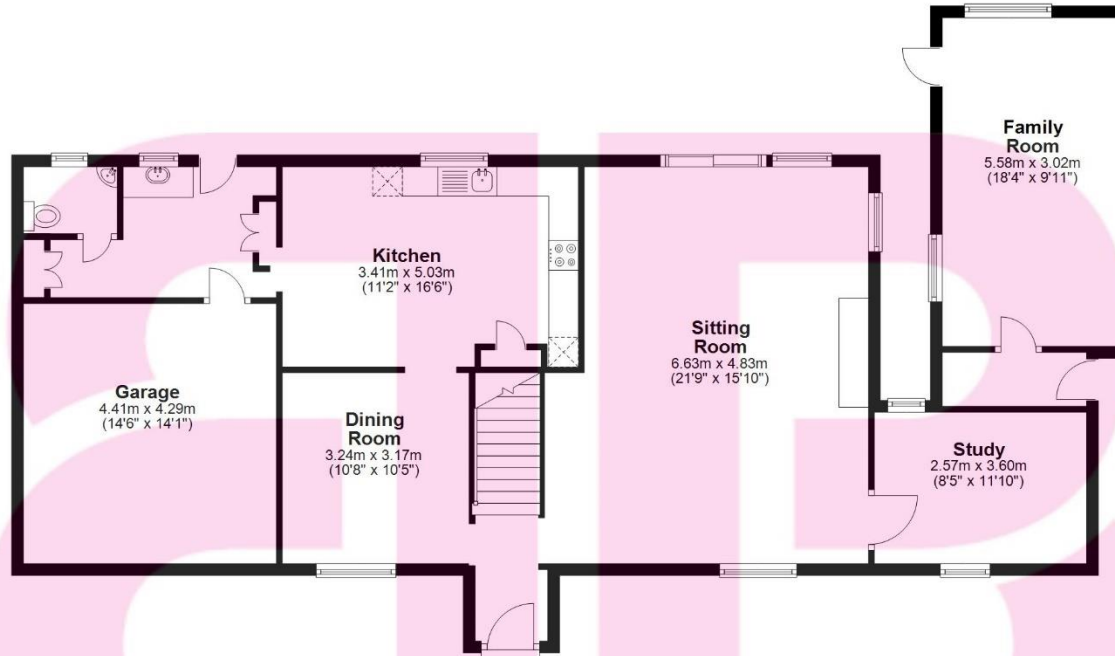
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for

any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bonners & Bonners & Babingtons have not tested any services, Babingtons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Ground Floor

Approx. 126.9 sq. metres (1365.8 sq. feet)



First Floor

Approx. 86.2 sq. metres (928.0 sq. feet)



Total area: approx. 213.1 sq. metres (2293.8 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.

