



bonners & babingtons

Marlow Bottom





Marlow Bottom  
Marlow  
Buckinghamshire  
SL7 3PP

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**Tenure:** Freehold

**Price:** £612,000

**Local Authority:** BCC

**Council Tax Band:** E

**EPC Rating:** TBC





A rarely available and potential development site (STPP) this two bedroom detached bungalow is situated on a generous garden plot and available with no onward chain. A rarely available opportunity to secure this potential development site in the heart of Marlow Bottom. The property is currently a two bedroom detached bungalow with living room, kitchen, bathroom and garage and is situated on a generous garden plot. Although the current owners has not investigated the planning options for the property they are confident the property could be removed and two dwellings could be constructed in its place (STPP). The property also lends itself to be a project property which could easily be extended to make a significant family home (STPP) for those looking for a project. Available with no onward chain this rarely available property is highly recommended for internal inspection.

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 railway station in Marlow provides access to London (Paddington via Maidenhead) and access to the M4 and M40 is within a short drive. Excellent schools for children of all ages are available in Marlow and surrounding districts.







Approximate total area\*  
793.43 sq ft  
73.75 m<sup>2</sup>

(\*) Excluding balconies and terraces.

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

Calculations were based on RICS PAS 55:2018 standards. Please note that floor plan measurements are subject to change and should be used as a guide only.

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