



bonners & babingtons

MARLOW BOTTOM
BUCKINGHAMSHIRE



Hazel Close
Marlow Bottom
Buckinghamshire
SL7 3PW

Tenure: Freehold

Price: £725,000

Local Authority: BCC

Council Tax Band: E

EIR: 51



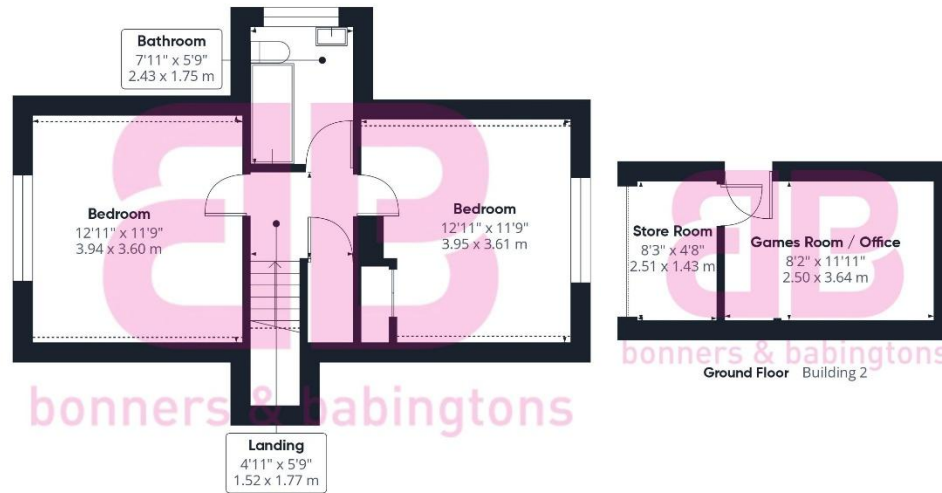
Situated in a pleasant cul-de-sac location in the ever-popular village of Marlow Bottom this three-bedroom detached chalet style home offers a wealth of flexibility with its ample accommodation. On entering the property you are greeted by an open hallway that offers access to all the ground floor accommodation and stairs to first floor. Immediately on your left is one of the two bathrooms available with this home, just beyond this is the fitted kitchen. On the right there is a good-sized double bedroom with window to front aspect and could be used as a separate dining room if required. As you move to the rear of the property you will find a lovely lounge / dining room with a feature fireplace, window to rear aspect and doors through to the conservatory. The conservatory has a southerly aspect and is an ideal place to sit and unwind after a long day. Moving up to the first floor there are two further double bedrooms and an additional bathroom. To the outside there is a low maintenance south-facing rear garden, a garage which is currently used as a storeroom and bin store. To the front of the property there is a driveway that can comfortably accommodate three cars.

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.





Floor 1 Building 1



Floor 2 Building 1



Approximate total area⁽¹⁾

1294 ft²
120.3 m²

Reduced headroom

15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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