



## Little Marlow Road Marlow Buckinghamshire SL7 1HX

**Tenure:** Freehold **OIEO:** £650,000

Local Authority: BCC
Council Tax Band: E

**EIR:** 73











Offered with No Onward Chain – A Four Bedroom Link Detached Family Home in a Secluded Cul-de-Sac.

Nestled in a quiet and secluded corner of a desirable cul-de-sac, this well-presented four-bedroom link detached family home offers generous living space and a superb location just a 15-minute level walk from Marlow Town Centre.

The property boasts three versatile reception rooms, ideal for both entertaining and family life, alongside a separate utility room, WC and a garage providing practical convenience. Upstairs, you will find four well-proportioned bedrooms and a family bathroom, catering comfortably to the needs of a growing household. Set on a secluded corner plot, the garden offers privacy and space for outdoor enjoyment, making it perfect for children, pets, or summer gatherings.

With no onward chain, this home presents an excellent opportunity for a smooth and swift purchase.

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.





## Approx. 68.6 sq. metres (738.1 sq. feet) Utility 1.83m x 2.67m (6' x 8'9") Kitchen Area 3.38m x 2.47m (11'1" × B'1") Dining Garage 3.28m x 2.67m (10'9" x 8'9") Room Living 3.45m x 2.93m (114" x 97") Room 5.82m x 3.42m (19'1" x 11'3") Hallway Study 2.27m x 2.93m (7'5" x 9'7") First Floor Approx. 48.1 sq. mettes (518.3 sq. feet) Bedroom Bedroom 2.48m (8'2") max 2.86m (9'5") x 3.40m (11'2") max Landing Bedroom Bedroom x 3.40m (11'2") 2.63m x 2.97m (8'7" x 9'9")

Ground Floor

















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We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170