



Fieldhouse Lane
Marlow



bonners & babingtons



Fieldhouse Lane
Marlow
Buckinghamshire
SL7 1LN

Tenure: Freehold

Price: £675,000

Tax Band: D £2,200 pa

EPC Rating: C



An exceptional four-bedroom residence finished to a high standard throughout, combining stylish contemporary design with a prime non-estate location. Ideally situated within walking distance of the town centre and train station, the home offers flexible living accommodation, a private southerly-facing garden, and garage parking.

The accommodation briefly comprises entrance hall, living room, stunning 'open plan' kitchen/dining room with integrated appliances and BiFold doors onto the rear entertaining, first floor landing, 3 bedrooms, family bathroom and principal bedroom with en suite shower room.

Outside there is a southerly facing rear garden with decked terrace ideal for Alfresco dining and a detached garage with light and power.

The property also benefits from replacement double glazing and gas central heating.

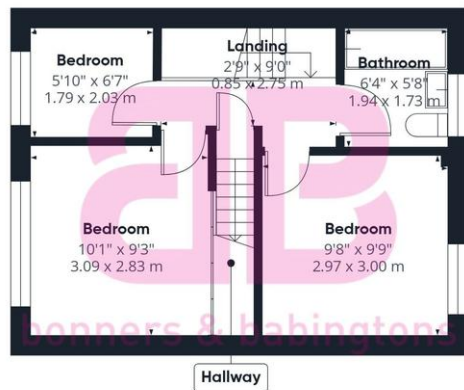
Marlow town centre is a thriving and stylish riverside community with a comprehensive range of shops and excellent pubs and restaurants. Nearby Marlow Station has a regular train service to London Paddington via Maidenhead (from 44 mins) with links to the City of London, via the Elizabeth Line. Access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

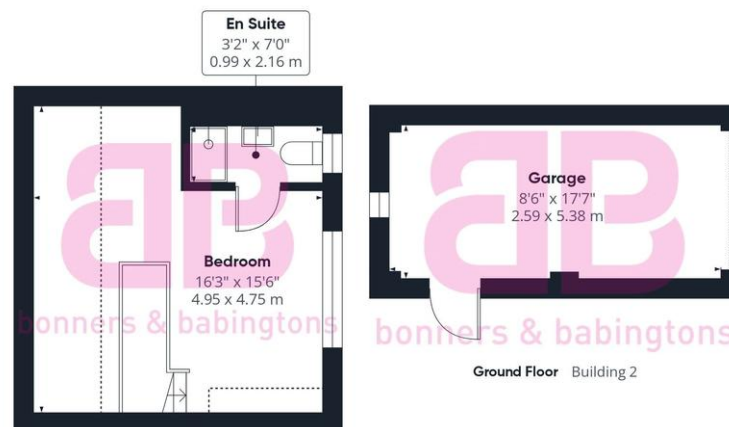




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area^m

1214 ft²
112.6 m²

Balconies and terraces

216 ft²
20.1 m²

Reduced headroom

64 ft²
6 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



bonners & babingtons

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

01628 333800

marlow@bb-estateagents.co.uk



Disclaimer

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. R2170