



1 CARLTON PLACE

MARLOW, SL7 1AL

**PENNY &
SINCLAIR**

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A stunning former show home in a smart and exclusive development behind secure gates.

Beautifully Presented Former Show Home • Set In Exclusive Gated Development • Two Parking Spaces • Contemporary Kitchen & Bathrooms • Pretty South Facing Garden

- Just 1/2 Mile to Town Centre •

ACCOMMODATION

A covered storm porch leads into a good-sized entrance hall, with tiled floors and contemporary décor setting the tone for this wonderful modern home. There is a cloakroom leading off with individual design flourishes, and a superb kitchen diner with integrated appliances, and dual aspect windows bringing in plenty of natural light. At the rear of the property lies the living room. This is a fabulous space, with an open arrangement ideal for family living and entertaining. The room has a light and airy feel, with glazed double doors and windows facing south and west, and there is a very useful storage cupboard and access to the patio and garden at the rear.

On the first floor, there are three individually designed bedrooms, each with fitted wardrobes and the master with a smartly finished contemporary en-suite shower room. The family bathroom is an excellent size, fully tiled in natural tones and with Jack & Jill access to the third double bedroom.

The second floor offers excellent space, with useful storage and eaves storage off the landing, and with a further double bedroom/living space with en-suite shower.

OUTSIDE

The property is set within an exclusive development, behind electric gates. There are two allocated parking spaces in front of the house and a block paved drive leads to the porch. At the rear there is a pretty garden with lawn and established borders, a patio and storage shed. The garden has a lovely, sunny southerly aspect, and there is a gated side access.





LOCATION

The house is set in a very convenient location, a level 1/2 mile walk to the town centre. Marlow provides a superb and diverse array of shops, boutiques, restaurants and bars along with riverside walks by the Higginson Park. Offering ease of access to both the M40 in the north and M4 to the south, London is within easy reach and Heathrow Airport is some 22 miles drive away. In the Sandgate primary and Sir William Borlase Grammar School catchments.





Carlton Place, Marlow, SL7

Approximate Area = 1294 sq ft / 120 sq m

Limited Use Area(s) = 85 sq ft / 8 sq m

Total = 1379 sq ft / 128 sq m

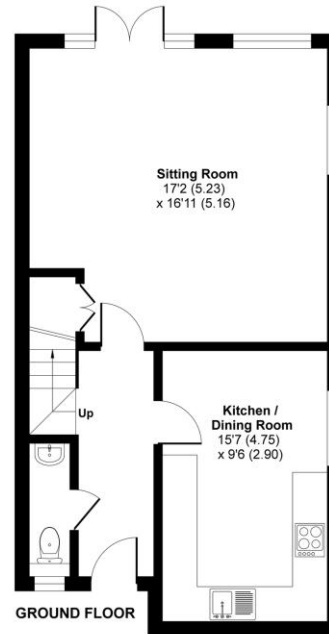
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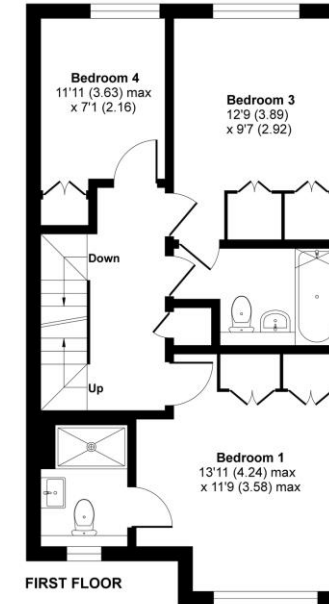
Denotes restricted
head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Penny & Sinclair. REF: 075736

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