



21 TRINITY AVENUE

MARLOW, SL7 3AL

**PENNY &
SINCLAIR**

TRINITY AVENUE

MARLOW, SL7 3AL

A superb, spacious family home, set within a cul-de-sac an easy level walk from the town centre and train station. With four good sized bedrooms, great living space including open plan living/dining, contemporary kitchen, separate utility and study, and complemented by a lovely sunny south westerly facing garden and off street parking, viewing is a must! EPC E.

Holy Trinity Primary Catchment (Ofsted Outstanding) • 0.3 miles to High Street • Four Generous Bedrooms • Large Family Bathroom • Contemporary Kitchen With Bi-fold Doors To Garden • Open Plan Living/Dining • Separate Study & Utility • South West Facing Garden

ACCOMMODATION

The entrance hall leads into an elegantly proportioned open plan living/dining space, with wooden floors, dual aspect windows and a fireplace with feature surround providing an attractive focal point. Leading off is a ground floor cloakroom and useful separate study and at the rear, a superb, contemporary kitchen. With a range of shaker style wall and base units, granite work tops along with an island/breakfast bar, this space is flooded with natural light with a sunny south westerly aspect enhanced by full width bi-fold doors leading to the terrace and garden. There is a good sized separate utility leading off - ideal for busy family life. On the first floor, the landing leads to two good bedrooms, along with an excellent family bathroom with roll top, claw footed bath tub and twin hand wash basins. The second floor features two further double bedrooms, each with a range of fitted wardrobes/storage and the larger with a (currently out of use) shower cubicle.

OUTSIDE

To the front of the property, there is a block paved driveway providing off street parking for two vehicles. A side access leads to the rear garden which enjoys a sunny south westerly aspect - perfect for soaking up the last rays of evening sun. With a large decked terrace and raised seating area, lawn with mature borders and further raised patio area at the rear with shed and space for planters etc... this is an ideal family space to relax or play.





LOCATION

The property is set on the favoured south westerly side of a popular cul-de-sac, within a level walk of the Marlow High Street and train station. 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 Holy Trinity Primary and Sir William Borlase Grammar School catchments.





Trinity Avenue, Marlow, SL7

Approximate Area = 1373 sq ft / 128 sq m

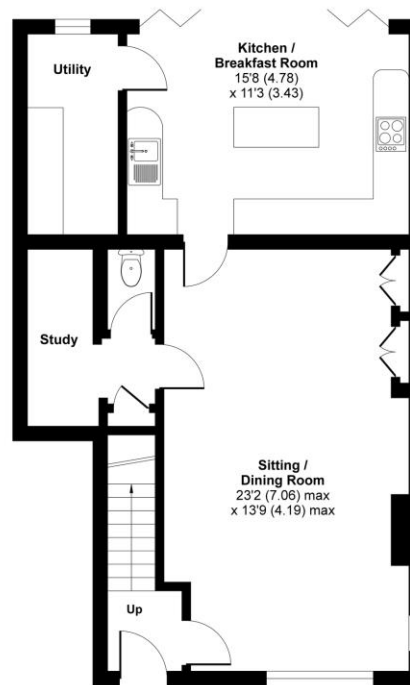
□ Limited Use Area(s) = 44 sq ft / 4 sq m

Total = 1417 sq ft / 132 sq m

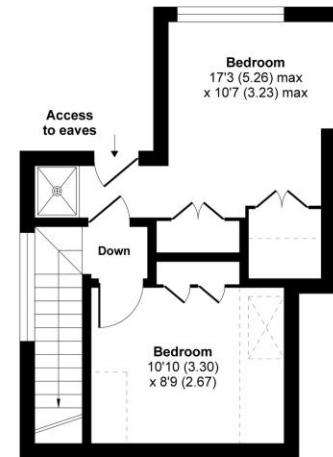
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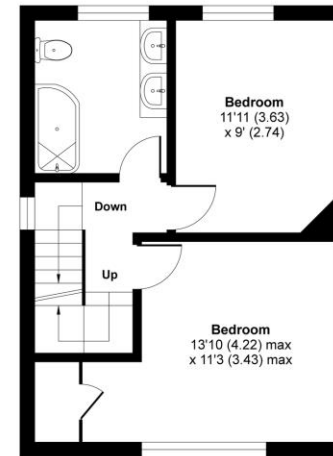
Denotes restricted
head height



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021. Produced for Penny & Sinclair. REF: 680848

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