



Property Features

- 5 Bedrooms Over 3 Floors
- Circa 2000 sq ft
- High Specification Throughout
- Short Walk To High Street & Schools
- Large Open Plan Living Space
- Flexible Family Accommodation

Full Description

Introducing an exceptional and thoughtfully extended 5 bedroom end terrace family home in Trinity Avenue, Marlow-on-Thames. This residence offers circa 2,000 sq.ft. of high-specification family accommodation across three floors, seamlessly blending modern luxury with functional design.

Ground Floor:

Entrance hall, cloakroom, front sitting room, a 'Stand Out' large open-plan ground floor area perfect for family living and entertaining. This space incorporates :- reception room with seating area including bar, leading to high specification kitchen/breakfast/dining/family room with full-height bi-fold doors opening to the rear garden. There is a separate utility room.

First & Second Floors:

The master bedroom suite includes a spacious bedroom, separate dressing room, and an en-suite shower room. Then there are four additional bedrooms and quality family bathroom.

Please refer to the Floor Plan for room sizes and layout of this exceptional accommodation.

Outside:

Landscaped gardens with two large patio areas, a central lawn, and a rear storeroom. 2 car parking spaces at front.

Additional Highlights:

High-quality 'Karndean' flooring to most ground floor rooms, Cat 5 cabling and points, double glazing and gas central heating, shutter blinds to some windows. Bar area incorporates small fridge and wine fridge.

This superbly appointed home presents a unique opportunity to acquire a extremely spacious and modern family residence in one of Marlow's most sought-after locations. Early viewing is highly recommended to fully appreciate the quality and appeal of this exceptional property.

Location & Amenities:

Trinity Avenue is situated within a short walk of Marlow's vibrant High Street and excellent local schools. Marlow boasts an excellent selection of local and national retailers, as well as an array of bars, cafes, and renowned restaurants.

Marlow is nestled along the banks of the River Thames. Marlow is surrounded by the stunning countryside of the Chiltern Hills, offering a range of activities including golf, football, cricket, and rugby.

Transport Links:

Rail: Marlow station provides connections to London Paddington via Maidenhead.

Road: Easy access to the M40 and M4 motorways via the A404(M), facilitating convenient commutes to London and surrounding areas.

COUNCIL TAX BAND - D EPC RATING - D



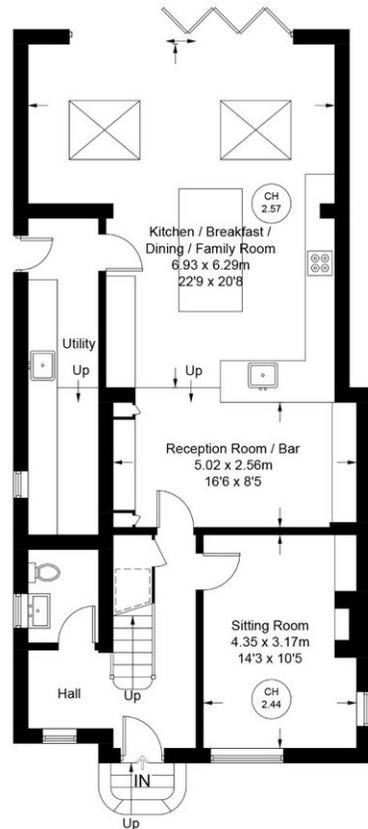






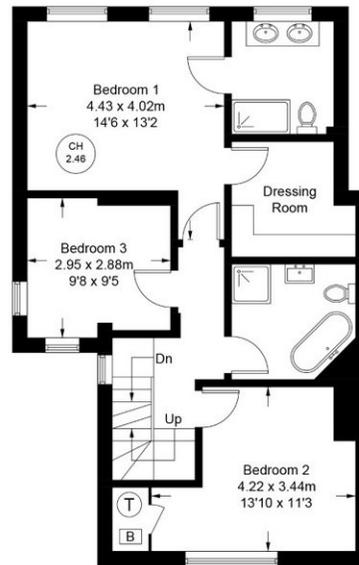
Trinity Avenue

Approximate Gross Internal Area
 Ground Floor = 93.8 sq m / 1010 sq ft
 First Floor = 63.6 sq m / 684 sq ft
 Second Floor = 25.3 sq m / 272 sq ft
 Shed = 5.9 sq m / 63 sq ft
 Total = 188.6 sq m / 2029 sq ft

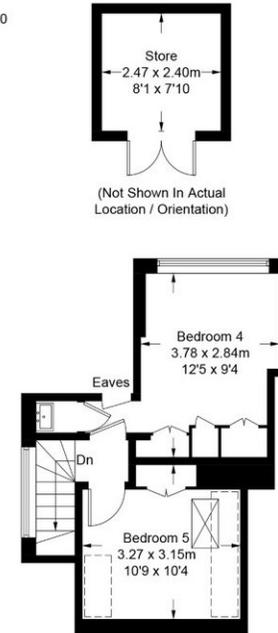


Ground Floor

CH 2.56 = Ceiling Height [] = Reduced headroom below 1.5m / 5'0"



First Floor



Second Floor

Floor Plan produced for Kingshills by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Kingshills Estate Agents
 Covering Marlow
 Bourne End, Maidenhead
 & Surrounds

01628 561222
 davidandsusan@kingshills.co.uk
 kingshills.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements