



## Property Features

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- 3 bedrooms
- Planning granted to extend
- Quiet location
- Close to local schools and amenities
- Large sunny garden
- Garage and off street parking

## Full Description

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Beautifully presented 3 bedroom semi detached chalet style family home offering flexible accommodation with large sunny garden, garage and parking for several cars situated in a quiet popular cul de sac. Planning has been granted to extend the property to 5 bedrooms plans available on line.

### Location & Amenities:

Barnhill Close is situated within a mile 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.

### 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.

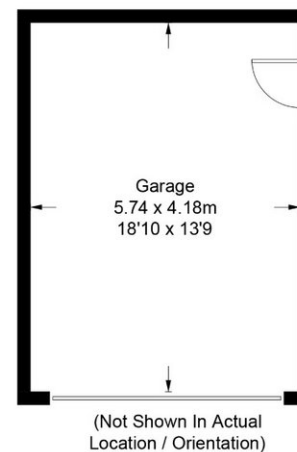
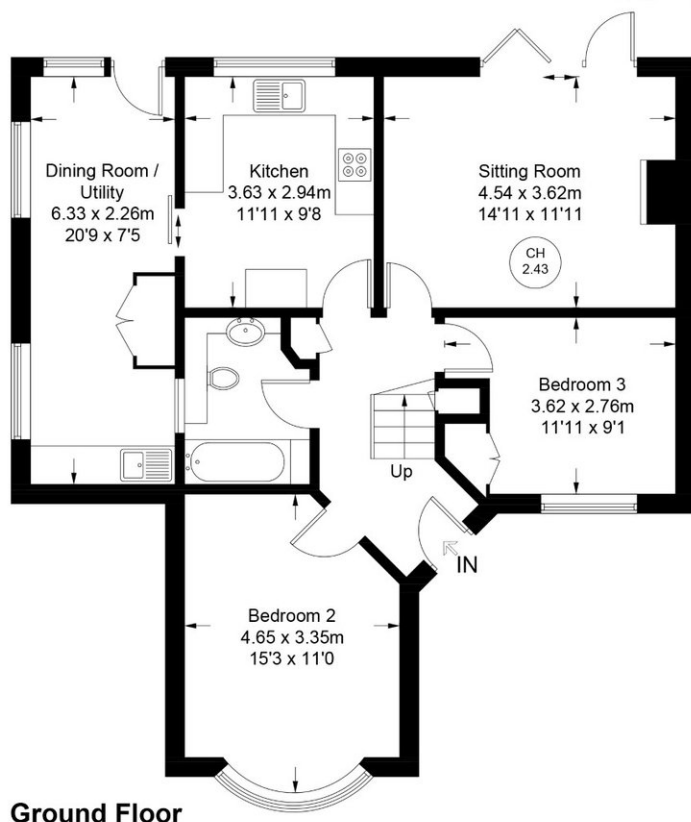
EPC rating E:52 | Council tax band E





## Barnhill Close

Approximate Gross Internal Area  
 Ground Floor = 81.1 sq m / 873 sq ft  
 First Floor = 25.0 sq m / 269 sq ft  
 Garage = 24.1 sq m / 259 sq ft  
 Total = 130.2 sq m / 1401 sq ft



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.

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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