



Connells

New Road  
Marlow



New Road  
Marlow SL7 3NW

for sale offers in excess of  
**£900,000**



### Property Description

This attractive semi-detached house is located in the sought-after town of Marlow, offering generous accommodation and a convenient setting. On approach, the property is fronted by a garage, with a driveway extending beyond to provide ample parking for several vehicles. A neat front garden further enhances the kerb appeal.

The side entrance leads into a practical kitchen, fitted with wall and base-level units, tiled flooring, and space for essential white goods. The spacious L-shaped living room creates a versatile family space, with double doors opening directly onto the front driveway. The ground floor also includes a well-sized main bedroom overlooking the rear garden, a study, and a bathroom complete with WC, wash hand basin, bathtub, and shower cubicle.

Upstairs, there are two additional bedrooms, both benefiting from fitted cupboards, along with a second bathroom featuring a WC, wash hand basin, and shower cubicle. The enclosed rear garden offers a private outdoor retreat, mainly laid to lawn and framed by mature shrubs and planting, making it ideal for both relaxation and entertaining.

Positioned on a quiet residential road with attractive rural views, this home combines tranquillity with convenience. It is within walking distance of Marlow's shops and restaurants, and just a short drive from the A404, providing easy access to the M40 and M4.

### Reception

25' 5" max x 22' 2" max (7.75m max x 6.76m max)

### Kitchen

19' 3" max x 9' 9" max (5.87m max x 2.97m max)

### Utility

6' 4" max x 10' 3" max (1.93m max x 3.12m max)

### Bedroom One

11' 2" max x 18' 9" max (3.40m max x 5.71m max)

### Bathroom

6' 9" max x 9' 2" max (2.06m max x 2.79m max)

### Bedroom Two

8' 6" max x 9' 1" max (2.59m max x 2.77m max)

### Bedroom Three

8' 8" max x 11' 2" max (2.64m max x 3.40m max)

### Bathroom Two

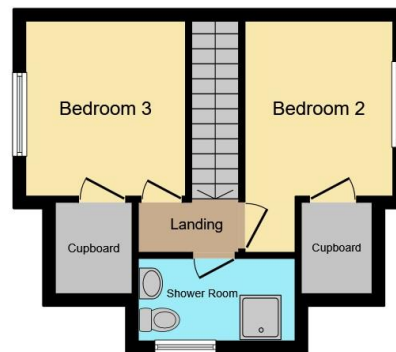
7' 2" max x 5' max (2.18m max x 1.52m max)







**Ground Floor**



**First Floor**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01494 534 822**  
**E [highwycombe@connells.co.uk](mailto:highwycombe@connells.co.uk)**

1-3 Queen Victoria Road  
 HIGH WYCOMBE HP11 1BA

EPC Rating: D Council Tax  
 Band: E

**view this property online [connells.co.uk/Property/WYC311872](http://connells.co.uk/Property/WYC311872)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WYC311872 - 0003