



98 Wycombe Road, Marlow SL7 3JE

welcome to

98 Wycombe Road, Marlow

Within half a mile of Marlow's vibrant town centre is this 5 bedroom detached family home. This property provides an excellent opportunity to improve sitting amongst many higher value homes. Generous driveway, entrance hall, downstairs WC, living room, family room, kitchen breakfast room next to a large utility room, integral garage, 5 bedrooms, bathroom (currently arranged as a shower room) and rear garden 76ft x 39ft. Marlow is a highly desirable riverside destination, with excellent schools including Sir William Borlase's Grammar School; the vibrant centre offers a wide selection of independent shops and restaurants, with the train station to Maidenhead which provides access to the Elizabeth line.



Wycombe Road, Marlow, SL7

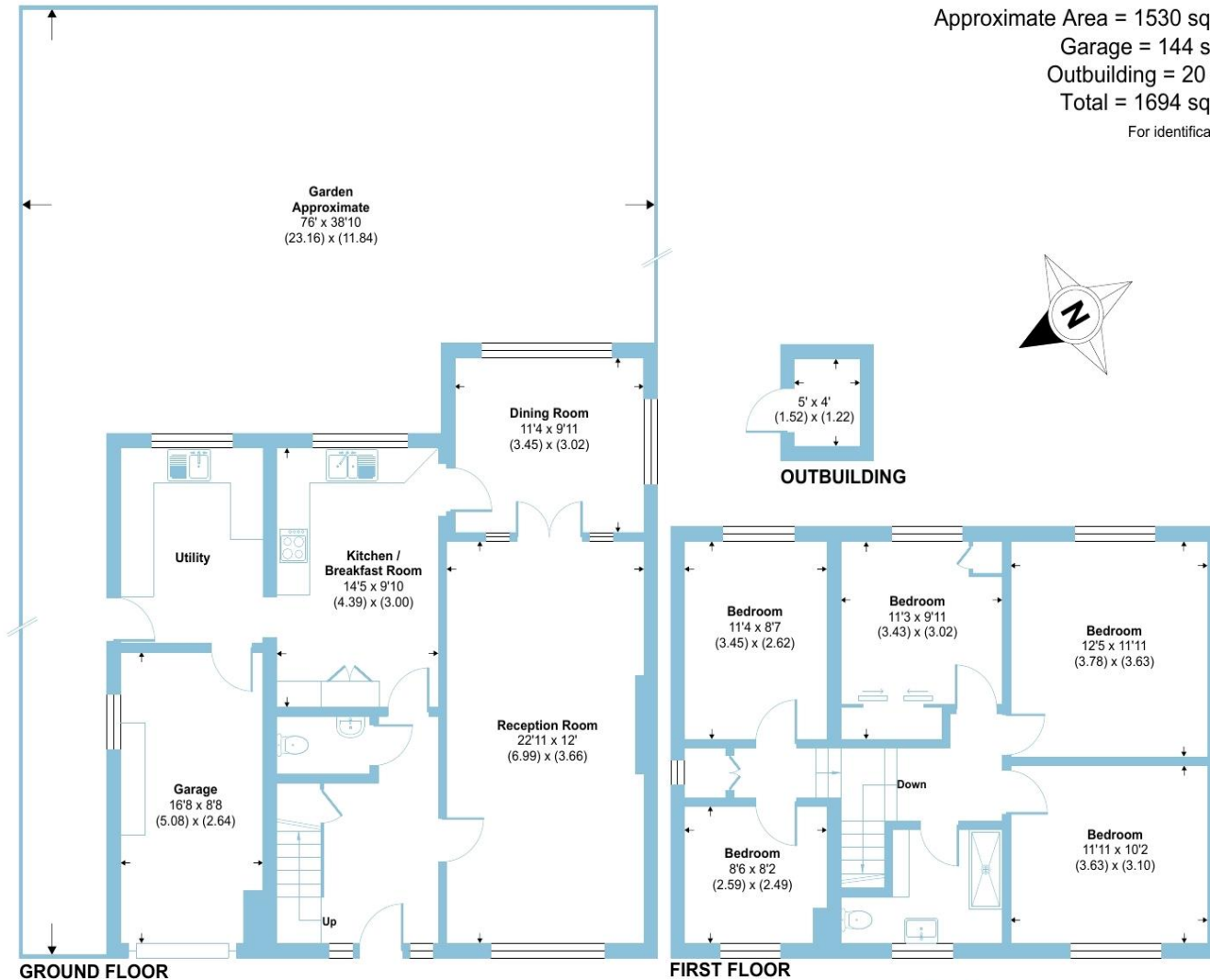
Approximate Area = 1530 sq ft / 142.1 sq m

Garage = 144 sq ft / 13.3 sq m

Outbuilding = 20 sq ft / 1.8 sq m

Total = 1694 sq ft / 157.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Barnard Marcus. REF: 1169993



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98 Wycombe Road, Marlow

- WITHIN HALF A MILE OF MARLOW TOWN CENTRE
- CLOSE TO EXCELLENT SCHOOLS
- FANTASTIC OPPORTUNITY TO IMPROVE
- FIVE BEDROOMS
- LARGE UTILITY ROOM
- GENEROUS DRIVEWAY
- INTEGRAL GARAGE
- 76FT REAR GARDEN

Tenure: Freehold EPC Rating: C

£1,000,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MHD121688 - 0001

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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