



bonners & babingtons

Marlow Bottom
Marlow



Marlow Bottom
Marlow
Buckinghamshire
SL7 3PP

Tenure: Freehold

Guide Price: £750,000

Local Authority: BCC

Tax Band: E

EPC Rating: C



A stunning 3/4 bedroom detached home offering a beautifully remodelled interior, positioned in the sought after village of Marlow Bottom within walking distance of amenities and benefitting from excellent transport links. The accommodation briefly comprises on the ground floor, entrance hall, dual aspect living room, fitted kitchen, study area/snug, bedroom or further reception room and modern bathroom. On the first floor the main bedroom has a modern en suite and 2 further bedrooms.

Outside there is ample off-road parking to the front with an EV Charging Point. There is a large, landscaped rear garden which offers privacy and is a must see in full bloom, with lawn area, a lower-level paved terrace and further elevated 'decked' terrace enjoying panoramic views, both ideal for Alfresco dining. There is a sizable, insulated shed/summer house and the garden has direct gated access to woodland and path to walking trails.

In addition to these aspects there is also a water softener, new boiler, recently installed windows & doors and has prior planning consent to extend. **(planning reference - 17/06729/FUL)**

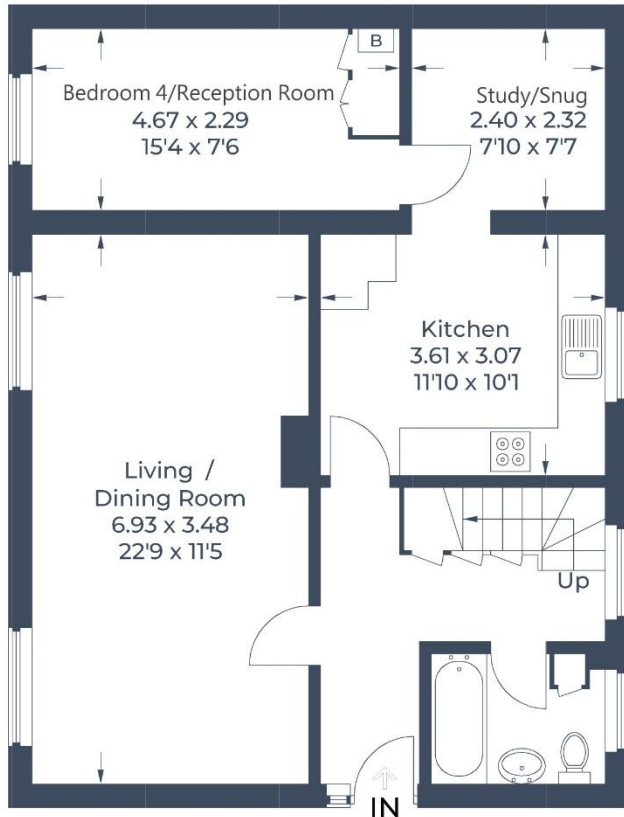


Marlow town centre is a thriving and stylish riverside community with a comprehensive range of shops and excellent pubs and restaurants. Nearby Marlow Station has a regular train service to London Paddington via Maidenhead (from 44 mins) with links to the City of London, via the Elizabeth Line. Access to the M4 and M40 is via the A404(M) and London Heathrow is approximately 22 miles away.

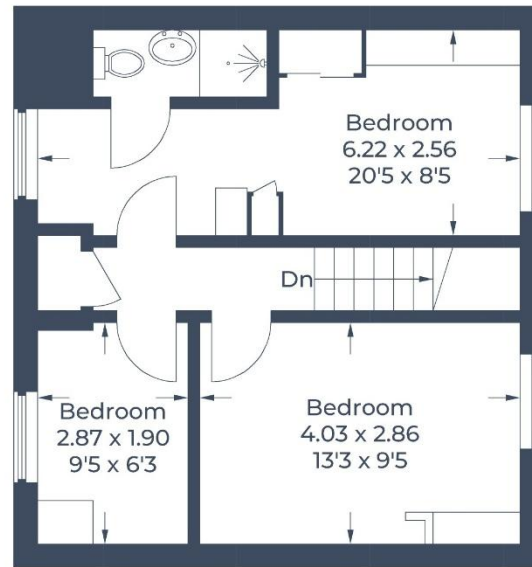
There is a wide range of educational and recreational facilities in the area. Excellent local schools are numerous and include Sir William Borlase in Marlow.



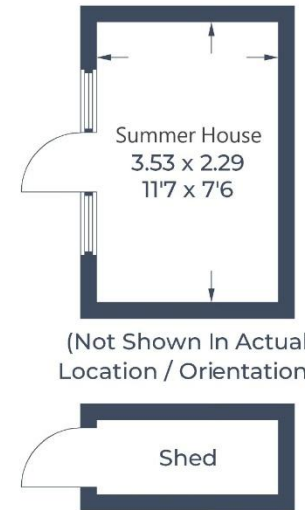
Approximate Gross Internal Area
 Ground Floor = 69.4 sq m / 747 sq ft
 First Floor = 39.6 sq m / 426 sq ft
 Sheds = 10.3 sq m / 111 sq ft
 Total = 119.3 sq m / 1,284 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



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Illustration for identification purposes only,
 measurements are approximate, not to scale.

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