



2 Harley Court London Road, Marlborough

Guide Price £325,000 | £1,450 pcm

mcfarlane
property.com



2 Harley Court London Road

Marlborough

Bright & Spacious Three-Bedroom Duplex with River Views – Parking Included

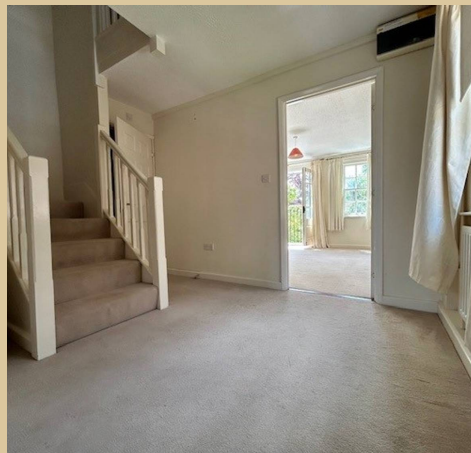
Set at the end of a peaceful cul-de-sac, this stylish first-floor duplex offers space, light, and a fantastic location just a short stroll from Marlborough's historic High Street.

With its own private entrance, the apartment unfolds across two floors. The first level features a generous living room with French doors opening to a Juliette balcony, revealing views of the River Kennet. A kitchen/dining room, handy WC, and the principal bedroom with en-suite shower room are also on this floor.

Upstairs, two further double bedrooms – each with built-in wardrobes – share a family bathroom. High ceilings and windows throughout give a wonderful sense of openness.

Complete with allocated parking, this property combines convenience with charm close to Marlborough's High Street.

- Two Bathrooms
- Allocated Parking Space
- Duplex Apartment
- Three Double Bedrooms
- Walking distance of town centre
- Views over the River Kennet
- Short-term Let: 6 months with potential to extend



FIRST FLOOR HALL

12' 6" x 10' 10" (3.80m x 3.30m)

Staircase to ground floor and stairs to second floor. Door to cloakroom, under stair cupboard

KITCHEN AREA

7' 3" x 12' 6" (2.20m x 3.80m)

Range of kitchen cupboards, eye level storage, electric cooker, stainless steel sink and plumbing for appliances, side window

ENSUITE SHOWER ROOM

4' 11" x 7' 3" (1.50m x 2.20m)

Shower cubicle, low level WC and wash hand basin

MASTER BEDROOM

16' 5" x 11' 2" (5.00m x 3.40m)

Window to front fitted wardrobe, door to en-suite shower room

LIVINGROOM

Open plan with double aspect windows and Juliet balcony

BEDROOM 3

15' 5" x 9' 2" (4.70m x 2.80m)

Window to rear, under eaves storage cupboards, walk-in dressing room

LANDING

Storage cupboard, doors to bedrooms and family bathroom

BEDROOM 2

15' 5" x 11' 2" (4.70m x 3.40m)

Window to front, under eaves storage cupboards, walk-in dressing room

FAMILY BATHROOM

7' 7" x 9' 2" (2.30m x 2.80m)

Bathroom suite with low level WC and wash hand basin





McFarlane Sales & Lettings

McFarlane Sales & Letting, 106 High Street – SN8 1LT

01672 514380 • marlborough@mcfarlaneproperty.com • www.mcfarlaneproperty.com/

mcfarlane
property.com