



4 Bedroom Detached House  
Station Road, Marlow

Thames &  
Country

GUIDE PRICE £1,250,000

# 30 Station Road, Marlow, SL7 1ND



**PRIME CENTRAL LOCATION** - Detached property situated just 100 metres from Marlow High Street, offering town centre convenience

**COMMUTER'S DREAM** - Positioned on Station Road with Marlow Station within walking distance, providing direct access to London Paddington via Maidenhead (Elizabeth Line) or Reading

**TURN-KEY CONDITION** - Meticulously maintained and beautifully presented throughout, offering the perfect opportunity for an effortless move with nothing to do but unpack

**FOUR DOUBLE BEDROOMS** - Generous sleeping accommodation arranged over three floors, including an impressive principal bedroom occupying the entire top floor

**LUXURIOUS BATHROOMS** - Two contemporary family bathrooms (one on each upper floor) plus a convenient ground floor WC, all finished to an exceptional standard

**DESIGNER KITCHEN** - Stunning kitchen featuring high-gloss polished concrete effect & white cabinets complemented by premium white quartz worktops, Kitchen/breakfast room with garden access

**VERSATILE RECEPTION SPACES** - Elegant lounge with modern gas fire and French doors to the garden. Adaptable formal dining room with bay window, ideal as study or 5th Bedroom.

**PREMIUM FINISHES** - Exquisite attention to detail throughout, including premium granite floor tiles extending across the entire ground floor

**SECURE GATED PARKING** - Rare in central Marlow, the property benefits from three secure parking spaces, including garage, behind electrically gates with coded access and auto exit

**DETACHED GARAGE WITH STORAGE** - Valuable additional space with useful loft area, perfect for storage or potential conversion subject to planning permission

**PRIVATE GARDEN SANCTUARY** - Beautifully maintained secluded garden offering a tranquil entertainment space even in the central town location

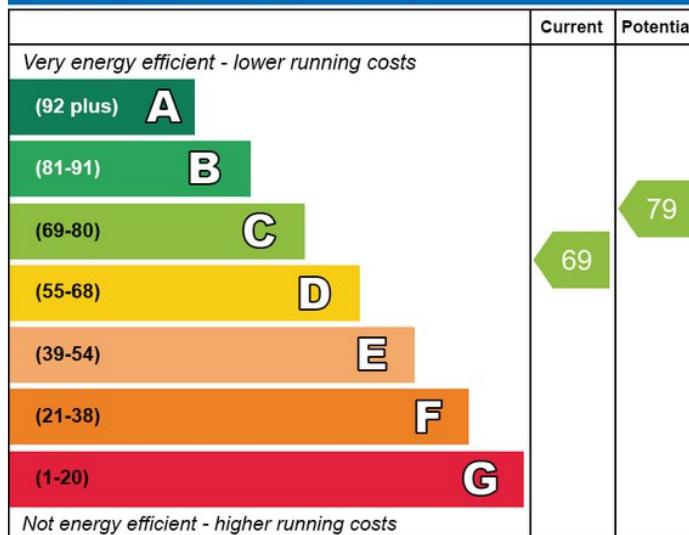
**ESTABLISHED PROVENANCE** - First sold in 1998 and under the same ownership since 2007, this rare market opportunity arises only due to the current owners' relocation requirements

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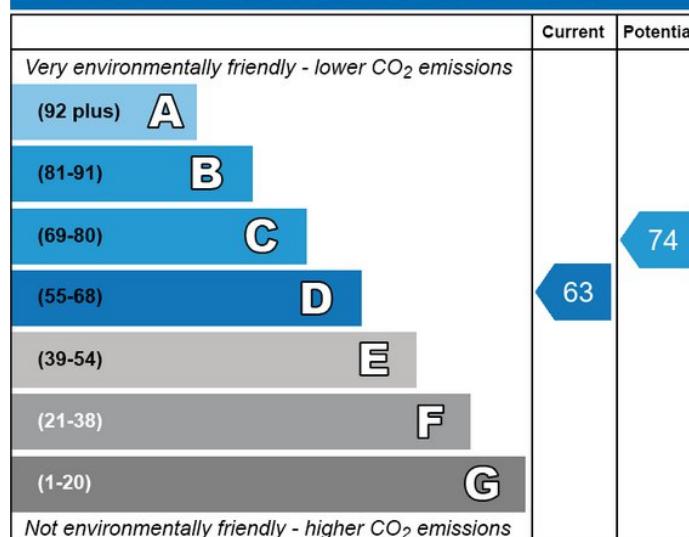
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## Energy Efficiency Rating



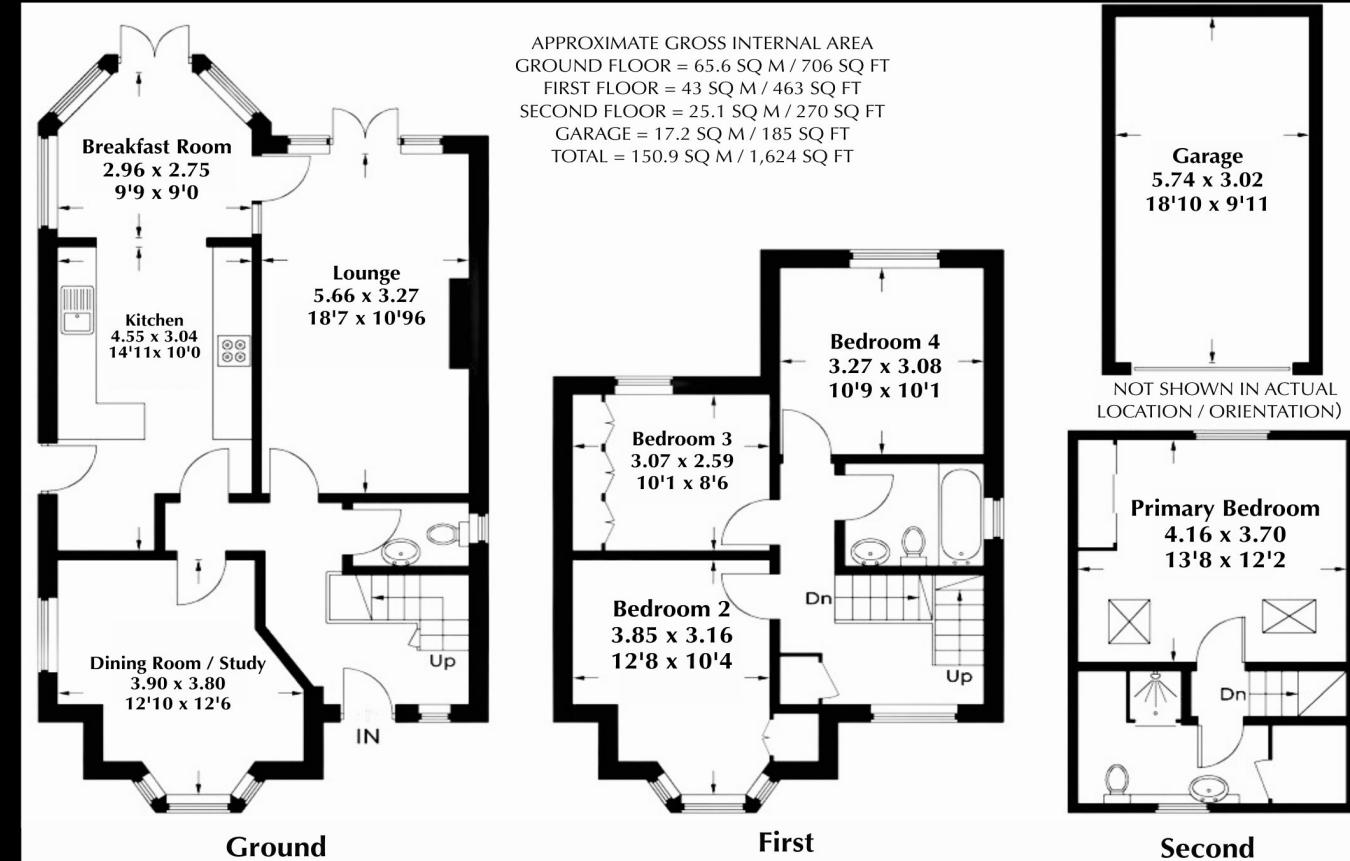
## Environmental Impact (CO<sub>2</sub>) Rating



# Thames & Country



## 30 STATION ROAD



Total Approx Gross Internal Area

150.9 m<sup>2</sup> 1,624.00 Sqft



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Thames & Country ©2023

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