



honners & babingtons

The Orchard  
Marlow



The Orchard  
Marlow  
Buckinghamshire  
SL7 3EF

**Tenure:** Freehold

**Guide Price:** £530,000

**Local Authority:** BCC

**Tax Band:** D

**EIR:** 71



Nestled within a secluded location in an already secluded cul-de-sac this delightful two-bedroom terraced bungalow has been refurbished by the current owner and is ready to move in to. Walking through the good-sized front garden you appreciate the secluded feel to the property as you reach the front door. Entering the property you are greeted by a long hallway offering access to all the rooms in the property. Immediately to your right there is a lovely living room with a large window to the front aspect, to the left is the main bedroom again with window to the front easterly aspect.

Moving along the hallway there is the second bedroom to your left with a rear aspect window, next to this is the refitted bathroom and then you move into the refitted kitchen with door leading onto the low maintenance courtyard rear garden. In the rear garden there is also a large useful shed for additional storage.

Outside there is a parking area and a garage located in a nearby block, there are also local shops and amenities a short walk up Oak Tree Road and the town centre is a short level walk of approximately 10 minutes.



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 1hr 5 mins) with links to the City of London, further enhanced with the recently opened Crossrail Link from Maidenhead. Access to the M4 and M40 is via the A404(M) and London Heathrow is about 22 miles away. There is a wide range of educational and recreational facilities in the area.



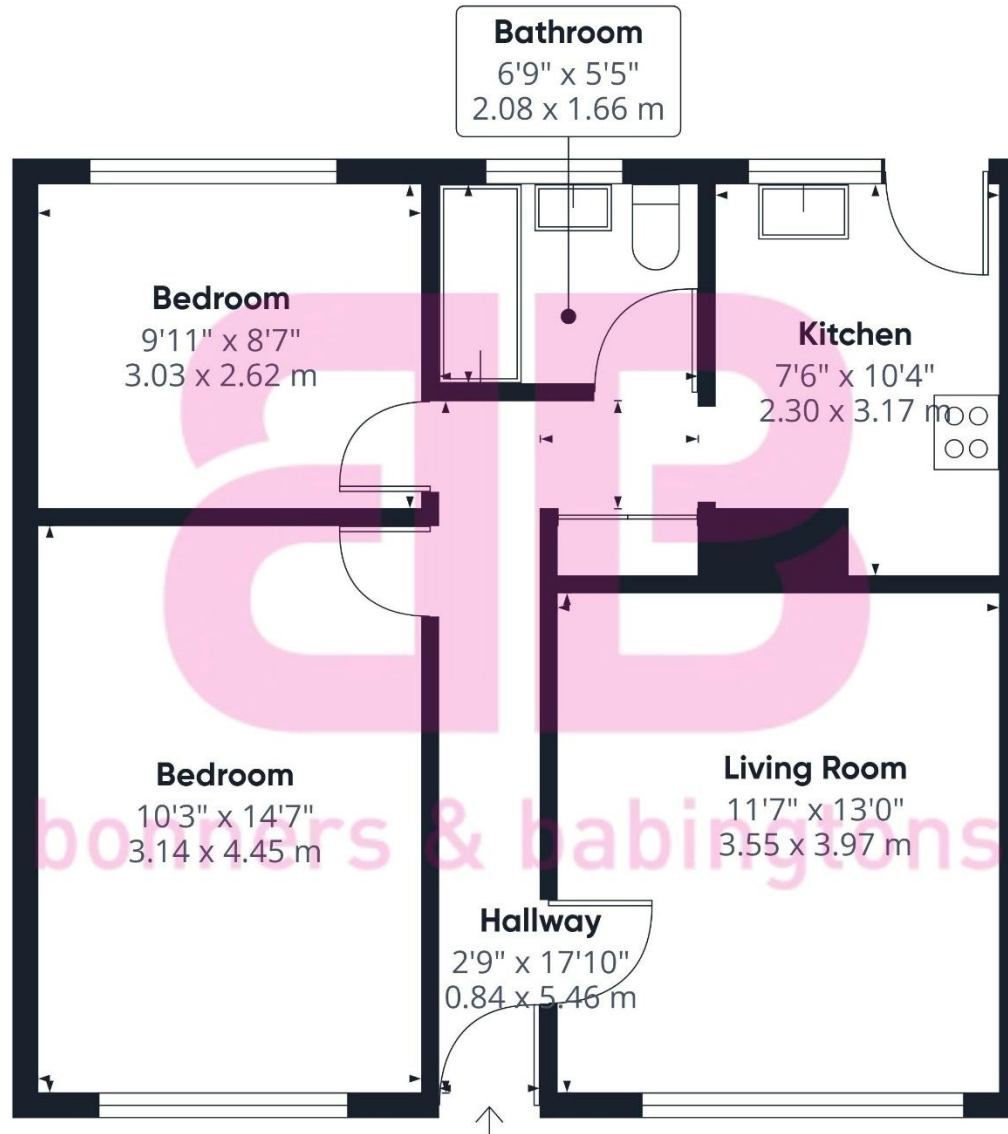
Approximate total area<sup>(1)</sup>

729.22 sq.ft

67.64 sq/m



Ground Floor Building 2



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Anglers Court, Spittal Street, Marlow, Bucks, SL7 3HJ

01628 333800

marlow@bb-estateagents.co.uk

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Zoopla.co.uk



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