



bonners & babingtons

The Acre
Marlow



The Acre Marlow Buckinghamshire SL7 1UD

Tenure: Freehold

Guide Price: £550,000

Local Authority: BCC

Tax Band: D

EPC Rating: B



Situated in a quiet cul-de-sac and offered to the market with no onward chain, this beautifully refurbished three/four bedroom semi-detached home presents an exceptional opportunity for families, first-time buyers and commuters alike. Ideally positioned within walking distance of Marlow town centre and just 0.4 miles from Marlow railway station, the property combines modern living with excellent convenience.

Finished to a high standard throughout, the accommodation is both spacious and versatile, comprising two well-proportioned reception rooms, a modern fitted kitchen, three bedrooms, a contemporary family bathroom and a separate WC. The property further benefits from Hive smart heating and solar panels, providing enhanced comfort and energy efficiency. Externally, the home enjoys driveway parking for multiple vehicles and a beautifully maintained rear garden featuring a generous decking area, which is a particular feature of the property. Thoughtfully landscaped and offering a high degree of privacy, the garden provides the perfect balance of outdoor entertaining and family space.

Marlow is a thriving and highly sought-after riverside town, renowned for its excellent range of independent boutiques, high street shops, cafes, pubs and award-winning restaurants.

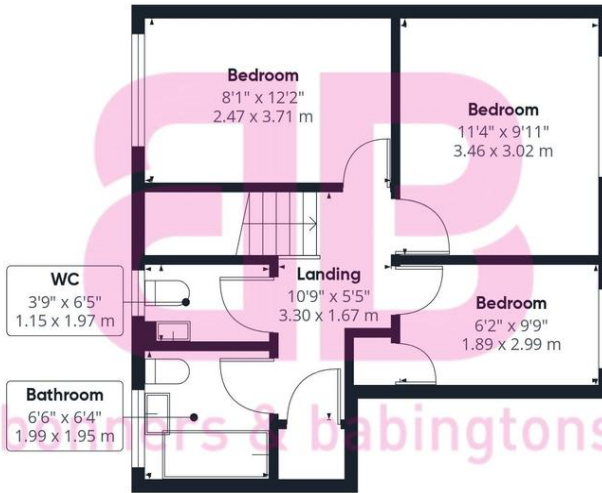
The nearby station provides regular services to London Paddington via Maidenhead, with journey times from approximately 44 minutes and connections to the City via the Elizabeth Line. The M4 and M40 motorways are easily accessed via the A404(M), while Heathrow Airport is approximately 22 miles away.

The area is particularly well regarded for its excellent educational facilities, with a number of highly regarded primary and secondary schools nearby, including the renowned Sir William Borlase Grammar School. A wide range of leisure and recreational amenities are also available, including scenic riverside walks along the Thames, parks, golf courses and sports clubs





Ground Floor



Floor 1



Approximate total area⁽¹⁾

968.7 sq/ft
90 sq/m

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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