

Kingsley Drive, Marlow Bottom

Guide Price £535,000

Spacious mid-terrace family home in popular cul-de-sac location

Freehold

16 Kingsley Drive,

Marlow Bottom, SL7 3QR

- Fitted Kitchen to the front of the property
- Garage has been part converted to create a large multi-functional utility room whilst still having storage space in the garage for storage
- Spacious lounge/diner with doors into the rear garden
- Main bedroom with ensuite shower room
- Two further good-sized bedrooms
- Bathroom and separate toilet
- Located in the village of Marlow Bottom with great access to the popular Burford School
- Within walking distance of local shops including a convenience store, pharmacy, Italian restaurant and other useful shops









Situated in a sought-after cul-de-sac in the village of Marlow Bottom, this spacious three-bedroom mid-terrace family home offers an excellent opportunity for comfortable living. The accommodation comprises a fitted kitchen located at the front of the house, providing a practical and welcoming space for meal preparation. The garage has been thoughtfully converted to create a large, versatile utility room, while still retaining valuable storage space. The generous lounge/diner benefits from doors opening onto the rear garden, allowing for a seamless flow between indoor and outdoor living. The main bedroom features an ensuite shower room, complemented by two further well-proportioned bedrooms. A family bathroom and separate toilet complete the accommodation, ensuring convenience for all occupants. Located within walking distance of local amenities, including a convenience store, pharmacy, Italian restaurant, and other shops, the property also enjoys excellent access to the highly regarded Burford School. This home has an EPC rating of C and is offered with no onward chain, making it an ideal purchase for families seeking a residence in a popular village setting.







Exterior

To the front of the property, a concrete driveway offers off-street parking and leads directly to a garage with up-and-over door. Next to the driveway, a paved pathway runs alongside an open-plan lawn that slopes gently up toward the house. To the rear of the property, fully enclosed rear garden is designed for easy maintenance and outdoor entertaining. Fully laid to brick block paving, the spacious patio provides plenty of room for garden furniture. The boundaries are defined by timber fencing, with a curved planted border along the right-hand side and mature shrubs and greenery lining the left. A timber gate at the far end provides convenient rear access, framed by established trees and hedging that enhance the sense of privacy.

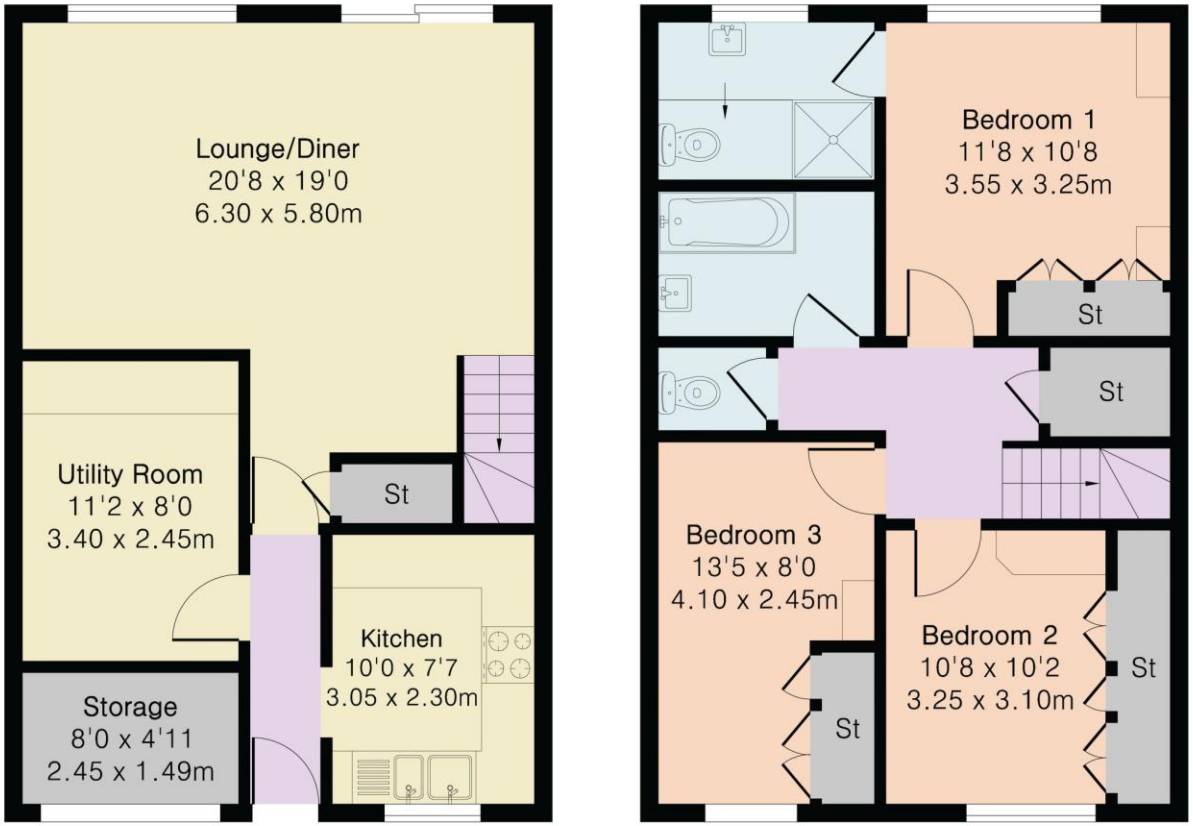
Situation

Marlow Bottom is situated to the north of Marlow town centre, offering its own local shops and Burford Combined First and Middle School. The town centre of Marlow is a few miles away and offers a more comprehensive range of facilities. The railway station in Marlow provides access to London (Paddington via Maidenhead GWR & Elizabeth Line) and access to the M4 and M40 is within a short drive. Excellent schools for children of all ages are available in Marlow and surrounding districts.

Approximate Gross Internal Area 1106 sq ft - 102 sq m

Ground Floor Area 553 sq ft – 51 sq m

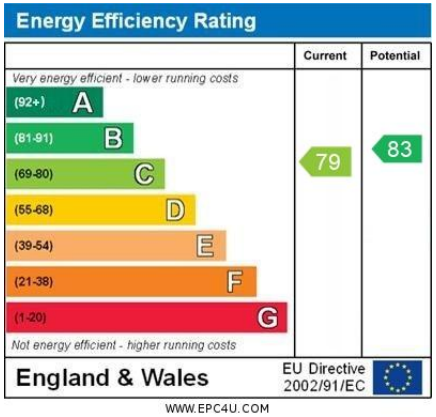
First Floor Area 553 sq ft – 51 sq m



Local Authority - Buckinghamshire Council

Council Tax Band - **D**

Energy Performance Rating - **C79**



VIEWINGS - Strictly by appointment only with Simmons & Sons - Marlow Sales

T: 01628 484353

E: marlowsales@simmonsandsons.com

W: http://www.simmonsandsons.com

Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Simmons & Sons has any authority to make or give any representation or warranty whatsoever in relation to this property.