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**Wycombe Road
Marlow**

Wycombe Road
Marlow
Buckinghamshire
SL7 3HZ



Tenure: Freehold

Price: OIEO £525,000

Local Authority: BCC

Council Tax Band: D

EIR: TBC



Situated on an established residential road only half a mile from Marlow High Street this delightful character cottage is offered to the market with no onward chain. On entering the property there is a small entrance hall leading to a light and airy living room with many of its original features, window to front aspect and stairs to first floor.

Beyond the living room is a lovely sized dining room with a window to the rear aspect and understairs storage cupboard. Moving through to the kitchen there are a range on wall and base units, wooden work surfaces, integral and free standing appliances with services connected. The kitchen is open plan to a petite conservatory area ideal for sitting with your morning coffee and there is also a further utility room. Moving onto the first floor there are two good sized bedrooms and a family bathroom and stairs to the second floor from the landing. The second floor is where you will find bedroom three, a nice sized bedroom with a large dormer window offering far reaching views towards Marlow Town Centre.

To the outside there is a long rear garden which is mainly laid to lawn with mature trees and shrubs and is accessed via a communal walkway servicing the three properties in the block.

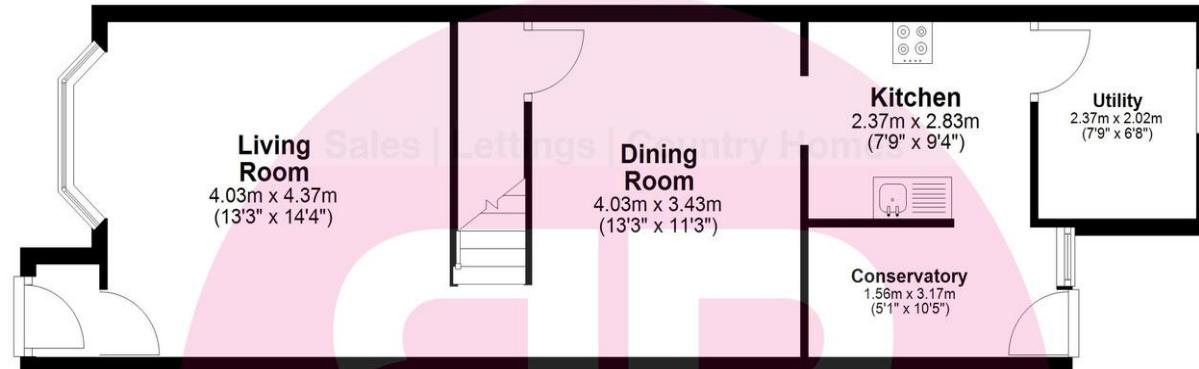
Marlow town centre is a thriving and stylish riverside community with a comprehensive range of shops and excellent pubs and restaurants. Nearby Marlow Station has a regular train service to London Paddington via Maidenhead (from 44 mins) with links to the City of London, via the Elizabeth Line. Access to the M4 and M40 is via the A404(M) and London Heathrow is approximately 22 miles away.

There is a wide range of educational and recreational facilities in the area. Excellent local schools are numerous and include Sir William Borlase in Marlow.



Ground Floor

Approx. 54.3 sq. metres (584.4 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.7 sq. feet)



Second Floor

Approx. 17.0 sq. metres (183.0 sq. feet)



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Total area: approx. 112.3 sq. metres (1209.2 sq. feet)

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