

bonners & babingtons

New Road
Marlow Bottom
Buckinghamshire
SL7 3NG

Offers in the Region of £800,000

Nestled along a highly sought-after residential road, this delightful three bedroom detached family home offers an exceptional opportunity to secure a spacious and beautifully balanced property, available to the market with no onward chain.

The ground floor features a light and airy entrance hallway, complete with a solid wooden staircase and a convenient downstairs cloakroom. The well-appointed kitchen/breakfast room provides generous space for both cooking and casual dining, complemented by a practical utility room. Finished to a high standard, the kitchen includes waist-height and eye-level cabinetry, fitted appliances, and a water filterer. A welcoming lounge offers a relaxing retreat with a feature fireplace, while the separate dining room is perfect for hosting family and friends. To the rear, a bright and airy conservatory enjoys views over the secluded, private garden.

Upstairs, a spacious gallery landing leads to the master bedroom, complete with fitted wardrobes and a recently modernised ensuite shower room. There are two further well-proportioned double bedrooms, one featuring a built-in wardrobes. There is also a modern family bathroom that has also been updated. Together, these rooms provide comfort and flexibility for families or visiting guests.

Outside, the spacious, secluded rear garden offers a peaceful haven with ample space for outdoor entertaining. It also benefits from a rear garden shed for practical storage, along with a newly laid patio, creating an ideal setting for alfresco dining during the warm summer months.

To the front, there is a brick-laid driveway offering parking for four vehicles, an EV charging point, complemented by an additional front garden shed providing further useful storage.

Other notable features include, mains gas central heating system, double glazed windows throughout and a water softener.



















Combining generous accommodation, an enviable location, and exciting scope to personalise, this charming, detached residence represents a superb opportunity for families seeking their next home in a well-established and popular neighborhood.

Marlow Bottom

Marlow Bottom is located just north of Marlow town centre and offers a welcoming community with local shops, a restaurant, craft brewery, and well-regarded schooling including Marlow Bottom Nursery and Burford Combined First and Middle School. Marlow town centre is approximately 1.5 miles away and provides a wider range of boutique shops, cafés, restaurants, and leisure facilities.

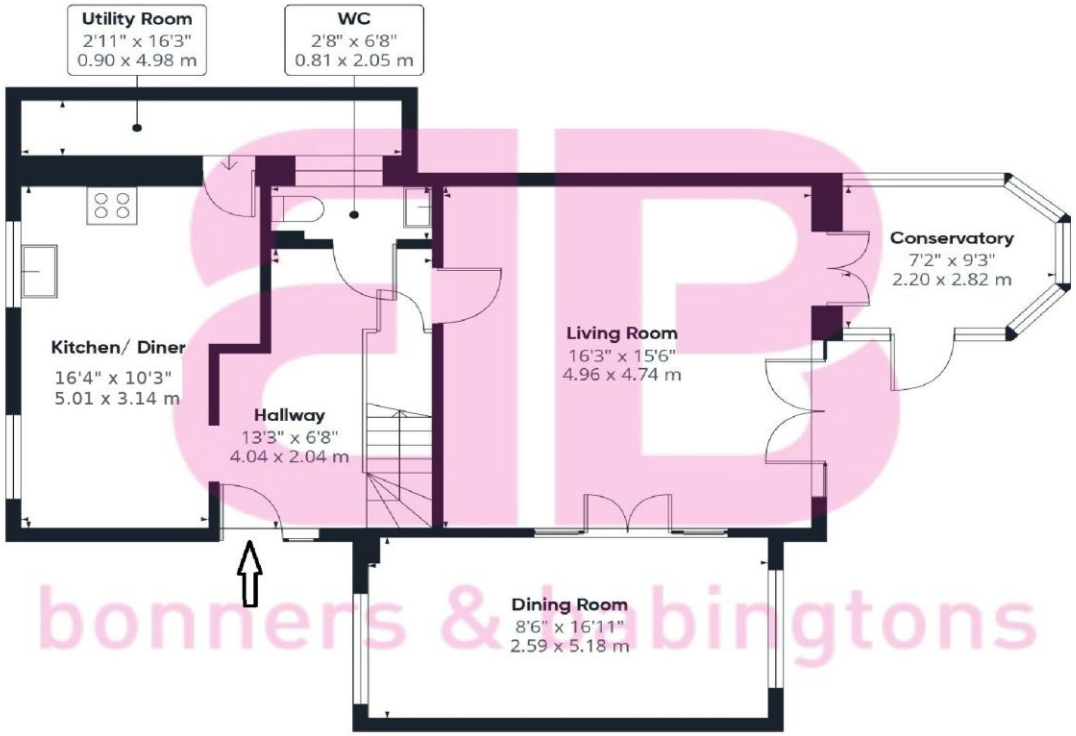
Transport links are excellent, with rail services to London Paddington from Marlow via Maidenhead and direct trains to London Marylebone from High Wycombe, approximately 3 miles away and takes 33 minutes. Access to the M4 and M40 motorways is also within a short drive and is approximately 35 miles to London. The area benefits from outstanding schooling options for children of all ages.

Tenure: Freehold

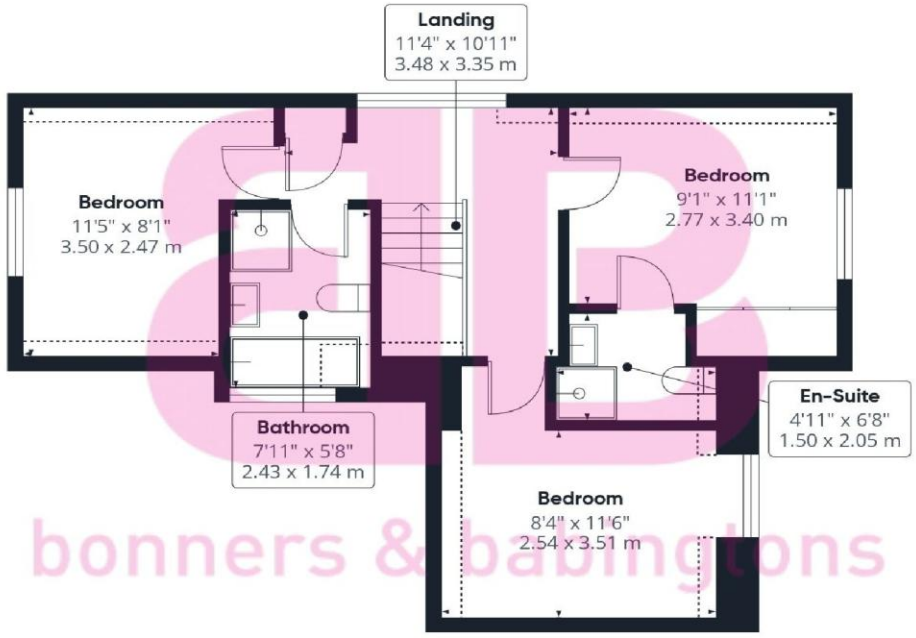
Council Tax Band: F

EPC Rating TBC

Ground Floor



Floor 1



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Approximate total area(1)

1,303 sq/ft
121 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.

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