The Croft, SL7

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The Croft, SL7

> Enjoying a peaceful position overlooking a communal green, this beautifully refurbished home offers stylish, turnkey living within one of Marlow's most established and community-minded residential settings.

- Quiet cul-de-sac position overlooking a communal green
- Three well-proportioned bedrooms
- Principal bedroom with extended walk-in wardrobe
- Private rear garden with north-westerly aspect
- Excellent storage throughout
- Approximately 15-20 minute walk to Marlow High Street
- No onward chain
- Wet underfloor heating throughout the ground floor

Thoughtfully redesigned and upgraded throughout, the property provides well-balanced accommodation ideally suited to modern family living, professional couples or downsizers seeking a home that is ready to move straight into. At the heart of the property is an impressive open-plan kitchen and dining area, finished with integrated Bosch appliances, a contemporary downdraft hob and boiling water tap. This superb space provides an ideal setting for everything from busy weekday mornings to relaxed entertaining with family and friends. French doors open directly onto the rear garden, creating a natural connection between indoor and outdoor living during the warmer months. A generous sitting room provides a comfortable space in which to relax, while practical features including a downstairs cloakroom, utility cupboard, extensive storage and wet underfloor heating throughout the ground floor ensure the property is as functional as it is attractive. The home has also benefited from a comprehensive programme of improvements, including a complete electrical rewire, replacement boiler and several energy-efficiency upgrades.

On the first floor, there are three well-proportioned bedrooms served by a stylish family bathroom. The principal bedroom benefits from an extended walk-in wardrobe, providing an excellent level of storage rarely found in properties of this size. Outside, the private





- rear garden enjoys a north-westerly aspect, making it an inviting space for entertaining or relaxed weekends. A separate garage provides valuable parking and additional storage, with power infrastructure already in place for future requirements.

The Croft is particularly appealing for its peaceful, community-focused atmosphere, with friendly neighbours and a pleasant residential setting overlooking the communal green. Despite its quiet position, Marlow High Street is approximately a 15–20 minute walk away, offering an excellent selection of independent shops, cafés, award-winning restaurants and everyday amenities. The nearby River Thames and Higginson Park provide wonderful opportunities for riverside walks and outdoor recreation, while the town also benefits from excellent commuter connections. Offered to the market with no onward chain, this is an excellent opportunity to acquire a comprehensively refurbished home in a highly regarded residential setting within one of Buckinghamshire's most desirable riverside towns.

Tenure: Freehold
Council Tax Band: D
Local Authority: Wycombe



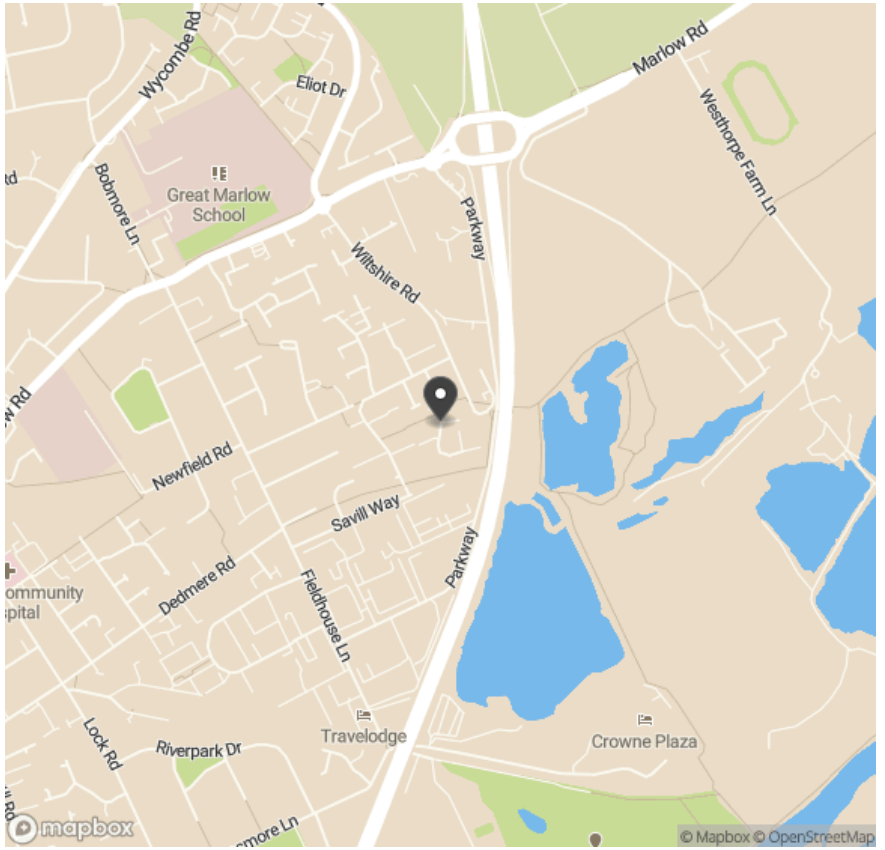
LOCATION

Property location

ENERGY PERFORMANCE CERTIFICATE (EPC)

Current: **72**

Potential: **86**



FLOOR PLAN

838 sq ft (77 sq m)



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