



bonners & babingtons

George Close  
Marlow





George Close  
Marlow  
Buckinghamshire  
SL7 1TR

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**Tenure:** Freehold  
**Price:** £430,000  
**Local Authority:** BCC  
**Tax Band:** D  
**EIR:** TBC





Offered with no onward chain, this three-bedroom end-of-terrace house presents an excellent opportunity for first-time buyers or investors looking to add value.

The property comprises a spacious lounge/diner, a galley-style kitchen, three well-proportioned bedrooms, and a family bathroom. Externally, the home benefits from a private rear garden, ideal for outdoor entertaining or future landscaping.

Requiring modernisation throughout, the property offers significant scope for improvement and personalisation. Conveniently located just one mile from Marlow High Street, residents can enjoy easy access to a range of shops, cafes, and local amenities.

A fantastic opportunity to acquire a home with strong potential in a popular location.

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



Floor 1



Approximate total area<sup>(1)</sup>

877 ft<sup>2</sup>

81.6 m<sup>2</sup>

Reduced headroom

16 ft<sup>2</sup>

1.5 m<sup>2</sup>

(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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#### Disclaimer

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