



**Maytree Close  
Marlow Bottom  
Buckinghamshire  
SL7 3YA**

- 
- Tenure: Freehold
  - Price: OIRO £475,000
  - Local Authority: BCC
  - Council Tax Band: C
  - EPC Rating: D



Coming to the market for the very first time this rarely available and unique home is the perfect opportunity for downsizing or first time buyers looking for that quiet and secluded cul-de-sac location within the sought-after area of Marlow Bottom. On entering the property you are greeted with a lovely hallway offering access to first floor, storage cupboard and living room. Moving through to the living room there are sliding doors offering access to the beautifully presented low maintenance rear garden and archway through to the kitchen. With a range of wall and base units, rolled edge work surfaces and window to front aspect the kitchen is an ideal size for people who want everything to hand.

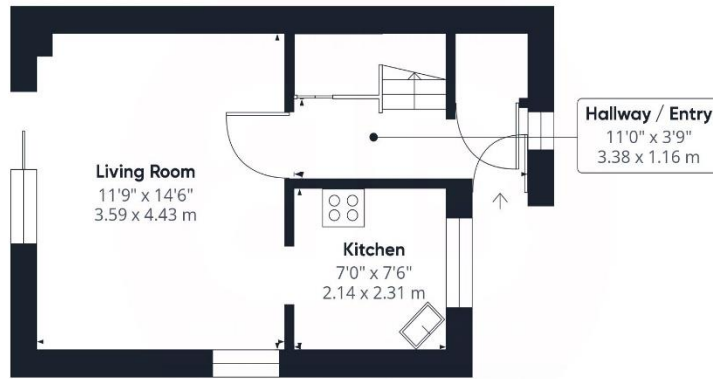
Upstairs there are two good sized bedrooms and a family bathroom with a white suite. Outside there is a lovely low maintenance garden to the rear, car port with storage area over and a low maintenance front garden. With local shops and schools only a short walk away you are also close to woodland walks and open countryside.

Marlow Bottom is situated to the north of Marlow town centre, offering its own local shops, restaurant, craft brewery, renowned nursery school 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. Marlow is situated on the banks of the River Thames and is surrounded by beautiful countryside. It is a perfect place for enjoying the river, shopping with a difference, walking around historical buildings, or taking part in the many sports and recreational activities available within the local area.

The train station in Marlow provides access to London (Paddington via Maidenhead) and access to the M4 and M40 is within a short drive. Excellent schools for children of all ages are available in Marlow Bottom.

**BONNERS & BABINGTONS offer - A rarely available two bedroom LINK DETACHED HOME situated in a pleasant and SECLUDED CUL-DE-SAC in Marlow Bottom. An ideal downsize or first time buyer opportunity we highly recommend an internal inspection.**





Ground Floor



Floor 1



**Approximate total area<sup>††</sup>**

534.53 ft<sup>2</sup>  
49.66 m<sup>2</sup>

**Reduced headroom**

37.13 ft<sup>2</sup>  
3.45 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



bonners & babingtons

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