



bonners & babingtons

High View Close
Marlow

**Valley View
High View Close
Marlow
Buckinghamshire
SL7 3QN**

- Tenure: Freehold**
- Guide Price: £700,000**
- Local Authority: BCC**
- Council Tax Band: E**
- EPC Rating: TBC**



VALLEY VIEW is a delightfully presented three bedroom detached home situated in an elevated position within a quiet and secluded cul-de-sac in the heart of Marlow Bottom. As you enter the property you are greeted with an light and airy entrance lobby offering access to the cloakroom and living room. The living room is a spacious open plan area incorporating a lovely dining area to the front which flows beautifully into the kitchen area and then through double sliding doors through to the `L` Shaped lounge area offering lovely views to the rear. Moving onto the first floor there is a large open landing with loft access, family bathroom and three good sized bedrooms. The main bedroom is situated at the front of the property, alongside the decent bedroom three. Bedroom two and the family bathroom are situated at the rear of the property with fantastic views over the valley.

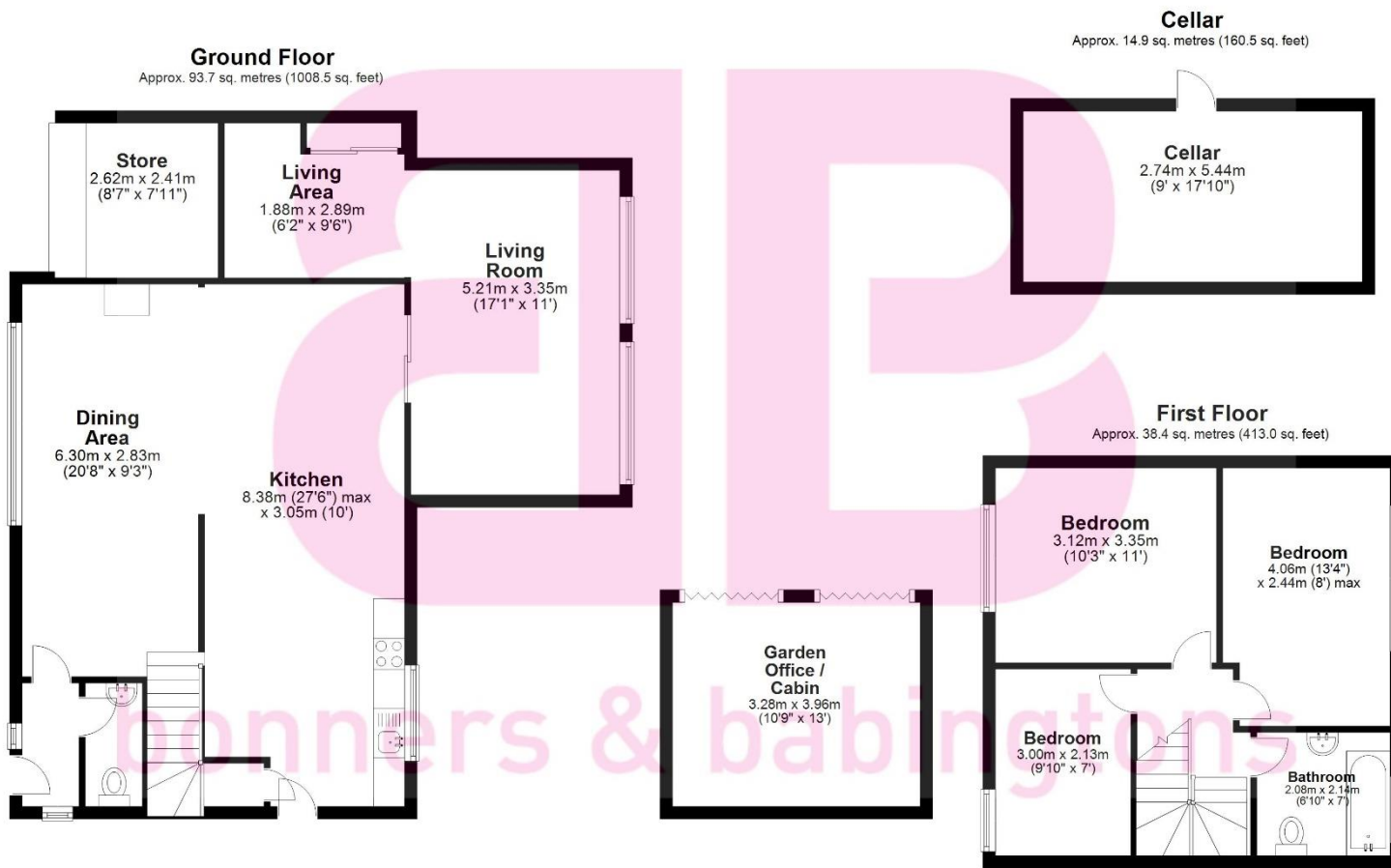
To the outside there is a lovely raised patio area ideal for alfresco dining and access to a large spacious cellar which is an ideal storage facility. Moving down to the lower section of the garden there is a lovely lawned area with mature borders, a secondary patio area and a spacious garden cabin ideal for home workers or hobbyists. To the front of the property there is a good sized driveway providing parking and access to the garage and a further lawned area with mature trees and shrubs.

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 railway 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 and surrounding districts.



BONNERS & BABINGTONS offer - Situated in a QUIET and SECLUDED CUL-DE-SAC this three bedroom DETACHED FAMILY HOME is highly recommended for internal inspection. With FAR REACHING VIEWS to the rear this property also benefits from garage with off street parking and garden cabin.





Total area: approx. 147.0 sq. metres (1582.0 sq. feet)

This floorplan is not to scale. It is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed. Plan produced using PlanUp.



bonners & babingtons

3 Anglers Court, Spittal Street,
Marlow, Bucks, SL7 3HJ

01628 333800

www.bb-estateagents.co.uk



Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170