



bonners & babingtons

Herons Place / Herons Nest

Marlow

Buckinghamshire

SL7 3HP

- Tenure: Freehold
- Guide Price: Price £780,000
- Buckinghamshire Council
- EPC Rating: TBC
- Council Tax Band: E
- HERONS NEST:
- Potential income: £24,000 per annum (estimated call office for more details)



We are delighted to have been instructed by our clients to offer you this rare investment opportunity in the heart of Marlow Town Centre. A three bedroom terraced family home which also has the benefit of a completely separate and individual one bedroom annexe house ideal for AirBnB rental. The original owner of the property ran a very successful business for many, many years and built relationships with numerous local businesses looking for rental properties for their staff and clients.

Heron's Place is a delightful three bedroom home situated in a quiet and secluded traffic free location a short walk to Marlow High Street. On entering the property there is a light and airy hallway with double doors leading to the living room and stairs to the first floor. The living room is a lovely size with large window to the front, feature fireplace, wood block flooring and understairs storage cupboard. The property then flows through to the kitchen / diner which offer an array of wall and base units with work surfaces, integral oven and hob and further services for appliances. Moving through the kitchen there is a large conservatory which lends itself to the property in a way that allows lots of light to flood the ground floor accommodation, it has a lovely breakfast area and double doors leading out into the garden. One the first floor there are three good sized bedrooms and a family bathroom plus loft access from the landing for further extension potential (STPP). Outside the rear garden has a sunny raised decked area ideal for alfresco dining and rear access from the parking area which can comfortably accommodate two cars. To the front is a quiet and secluded traffic free lawned area with mature trees and shrubs away from the hustle and bustle of the main roads.

****HERONS NEST (ANNEX):**** Nestled within the picturesque garden of Heron's Place, this delightful one-bedroom annex offers both personal enjoyment and significant investment potential. Cleverly designed, it features a light-filled living area, a cozy bedroom, and a well-appointed kitchenette with integral appliances.

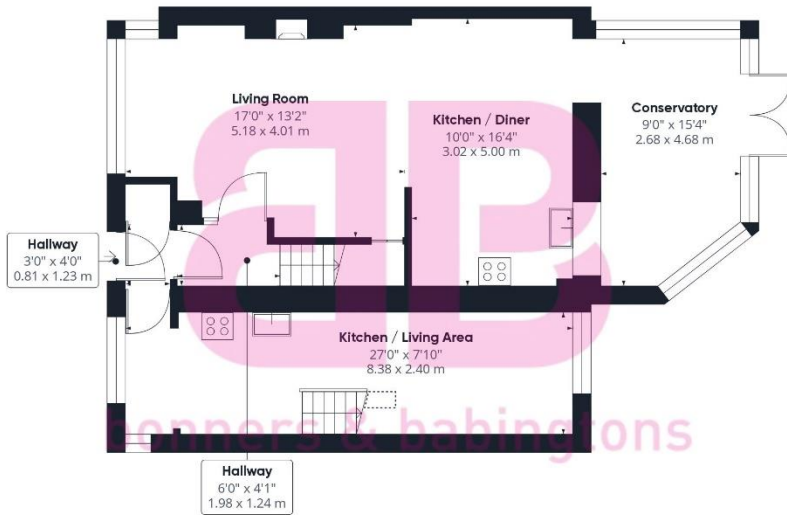
Heron's Nest has proven to be a lucrative asset, generating over £24,000 per annum as an Airbnb for three years. Its private entrance and tranquil setting make it a popular choice for short-term visitors seeking a peaceful retreat. Additionally, the annex has the potential

as a long term rental unit, highlighting its appeal and reliability as an income generating property. Market projections for a property of this type in Marlow indicate substantial potential for continued rental income, both from short-term and long-term tenants. The annex's desirable location and versatile use make it an excellent investment opportunity, offering promising returns and enhancing the overall value of Heron's Place.

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⁽¹⁾

1332.14 ft²
123.76 m²

Reduced headroom

5.81 ft²
0.54 m²

(1) 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.

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