



bonners & babingtons

The Acre
Marlow

**The Acre
Marlow
Buckinghamshire
SL7 1UD**

- Tenure: Freehold
- Guide Price: OIEO £575,000
- Council Tax Band: D
- Local Authority: BCC
- EPC Rating: E



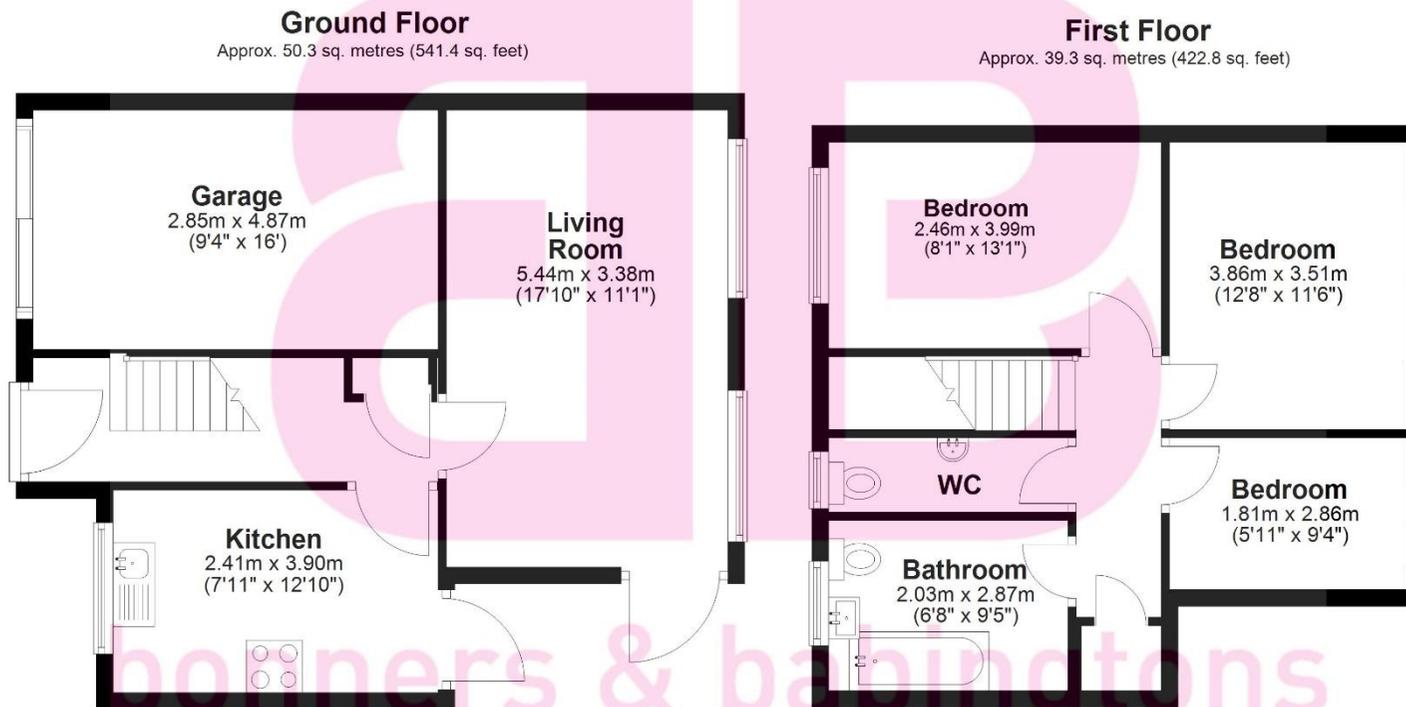
If you want to avoid long chain issues then this is the property for you! Situated in a pleasant cul-de-sac location to the south east of Marlow town centre this delightful semi detached home is highly recommended for an internal inspection. On entering the property you are greeted by a light and airy hallway with doors to living room and kitchen plus an understairs storage cupboard and stairs to the first floor. The kitchen has a range of wall and base units with work surfaces, there are integral appliances plus room and services for additional if required. There is also a window to the front aspect plus a door providing access to the rear garden. The living room is a lovely size with windows to the rear overlooking to garden and a door with access to the back of the property. Upstairs there is a light and open landing with access to the three nice sized bedrooms, a bathroom and separate w.c. There is also loft access and airing cupboard housing the boiler.

Outside the property benefits from a generous corner plot garden offering room to extend (STPP) with is mainly laid to lawn with patio area and wooden shed. There is also gated side access into the garden from the driveway. To the front of the property there is an extensive driveway and access to the garage with power lighting and up and over doors.

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.

BONNERS & BABINGTONS offer -
Situated in a pleasant and secluded cul-de-sac location this three bedroom semi detached family home is offered to the market with no onward chain. With a lovely sized garden, garage and driveway parking this is an ideal first time or second step opportunity.





Total area: approx. 89.6 sq. metres (964.2 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.



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Disclaimer

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