



banners & babingtons

Butler Court
Marlow

Butler Court
Marlow
Buckinghamshire
SL7 1UE

-
- Tenure: Freehold
 - Guide Price: £400,000
 - Local Authority: BCC
 - EPC Rating: TBC
 - Council Tax Band: D



BONNERS & BABINGTONS offer -
Situated in a secluded cul-de-sac
location this three bedroom
terraced house is an ideal first
time or investment opportunity.
Comprising lounge, kitchen/diner
and cloakroom on the ground
floor, three bedroom and a family
bathroom on the first floor. NO
ONWARD CHAIN.



Looking to get onto the property ladder in Marlow then this three bedroom terraced home might be the perfect start for you. As you enter the property there is a cloakroom on your right and a door through to the living room on the left. The living room is a good size with window to front aspect and door through to the kitchen / diner at the rear. The kitchen diner has a range of wall and base units with work surfaces, space and services for appliances, window to rear aspect and sliding doors for access to the rear garden. On the first floor there are three good sized bedrooms and a family bathroom plus loft access from the landing.

Outside there is a mature rear garden with gated access and a small front garden onto a pleasant cul-de-sac. Requiring a degree of modernisation this property is an ideal family home situated approximately 1 mile east of Marlow Town Centre but does provide excellent access to the A404 and has open fields and countryside walks pretty much on its doorstep.

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*

860.04 sq ft
79.9 m²

(*) Including balconies and terraces

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

Calculations are based on RICS NPS 3C standard.

GRAFF 360



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

01628 333800

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