





Wycombe Road  
Marlow  
Buckinghamshire  
SL7 3HU

---

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





This delightful character end terrace cottage is ideally situated within a short level walk of Marlow Town Centre, doctors and train station.

The accommodation comprises lounge with fireplace (not tested), kitchen/diner, two bedrooms and a first floor bathroom. To the side of the cottage there is a gated courtyard and this could be used as off road parking or provides potential to extend (STPP). The larger than average rear garden benefits from a good degree of privacy and has a south easterly aspect. At the end of the garden is a brick built out building ideal as a home office/hobbies room.

The property is offered for sale with NO ONWARD CHAIN and there is a right of way across the rear of the cottage.

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 1hr 5 mins) with links to the City of London, further enhanced when Crossrail opens in Maidenhead. Access to the M4 and M40 is via the A404(M) and London Heathrow is about 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.



Situated in a short LEVEL WALK of Marlow High Street and amenities is this CHARMING two bedroom end terrace CHARACTER COTTAGE with kitchen/diner, first floor bathroom, HOME OFFICE at the end of the enclosed rear garden, potential for DRIVEWAY PARKING and NO ONWARD CHAIN.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>

694.09 ft<sup>2</sup>

64.48 m<sup>2</sup>

(1) Excluding 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.

GIRAFFE360



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