



bonners & babingtons

Pump Lane North  
Marlow

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Marlow  
Buckinghamshire  
SL7 3RD

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



Offered to the market with no onward chain this delightful character cottage oozes charm and is an ideal escape from town centre living. As you enter the property there is a lovely living room with a large window to the front aspect and a feature fire place housing a log burning stove. Through to the rear of the property is a dining room with another log burning stove, window to rear aspect and door through to the kitchen. The kitchen briefly comprises a range of wall and base units with wooden work surfaces, integral gas hob and oven. There is also space and services for additional appliances, window to side aspect and doors through to bathroom and conservatory. The bathroom has a lovely white suite with panelled enclosed bath with shower over, low level w.c. and pedestal wash hand basin. The conservatory is accessed from the kitchen to the side of the property and provides access to the extensive rear garden. On the first floor there are two good sized bedrooms with far reaching views over countryside and woodland.

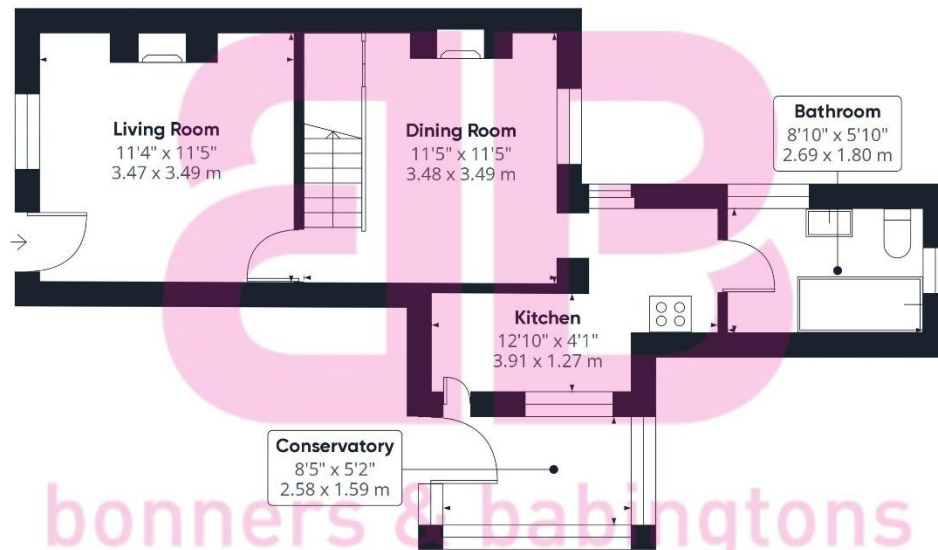
Outside there is a good sized garden plot which is mainly laid to lawn with mature trees and shrubs to the rear and to the front there is a small pleasant laid to lawn garden and a driveway for one car.

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.

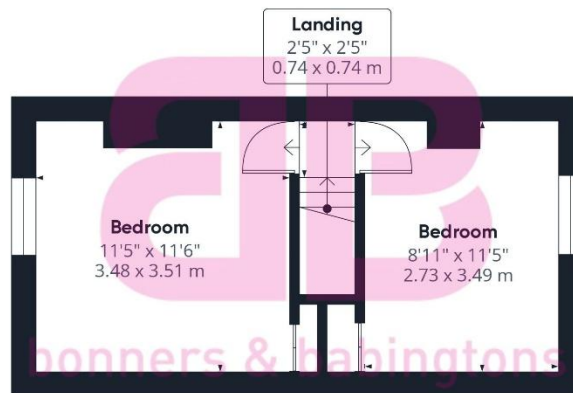
There is a wide range of educational and recreational facilities in the area. Excellent local schools are numerous and include Sir William Borlase in Marlow.

**Positioned in a secluded semi rural location this charming two bedroom cottage is ideal for those buyers who want a little peace and quiet. Situated within easy reach of both Marlow and High Wycombe town centres this property is also available with no chain.**





Ground Floor



Floor 1



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

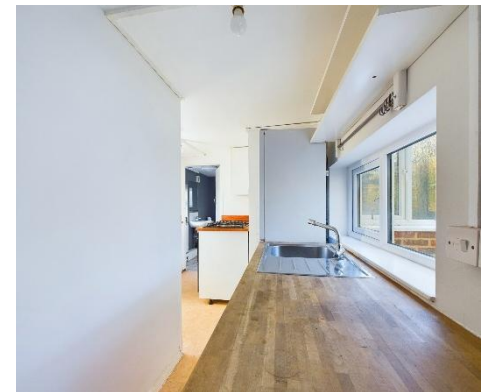
678.45 ft<sup>2</sup>  
63.03 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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