



bonners & babingtons

The Acre
Marlow

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Marlow
Buckinghamshire
SL7 1UD

- Tenure: Freehold
- Guide Price: £700,000
- Local Authority: BCC
- EPC Rating: D
- Council Tax Band: D



If you are looking for the perfect home for your growing family this spacious four / five bedroom semi detached house is the property for you! Having been beautifully extended by the current owners this property is ready to move into and offers everything you would need in a family home. On entering the property you are greeted with an inviting entrance hall which provides access to home office, living room and stairs to first floor. Immediately on the left is the useful study/ office which is ideal for home or hybrid workers or could be utilised as an additional sixth bedroom if required. Opposite to the study / office is another reception room which has multiple uses but is currently used as a bedroom by the owners. Moving along the hallway there is an array of understairs storage units and cupboards leading through to the living room at the rear. This stunning living space is the perfect place to unwind and is open plan to a delightful conservatory area with bi-fold doors leading to a west facing garden. From the living room you move through into the refitted kitchen with an array of wall and base units, integral appliances and a door leading through to the utility room and w.c.

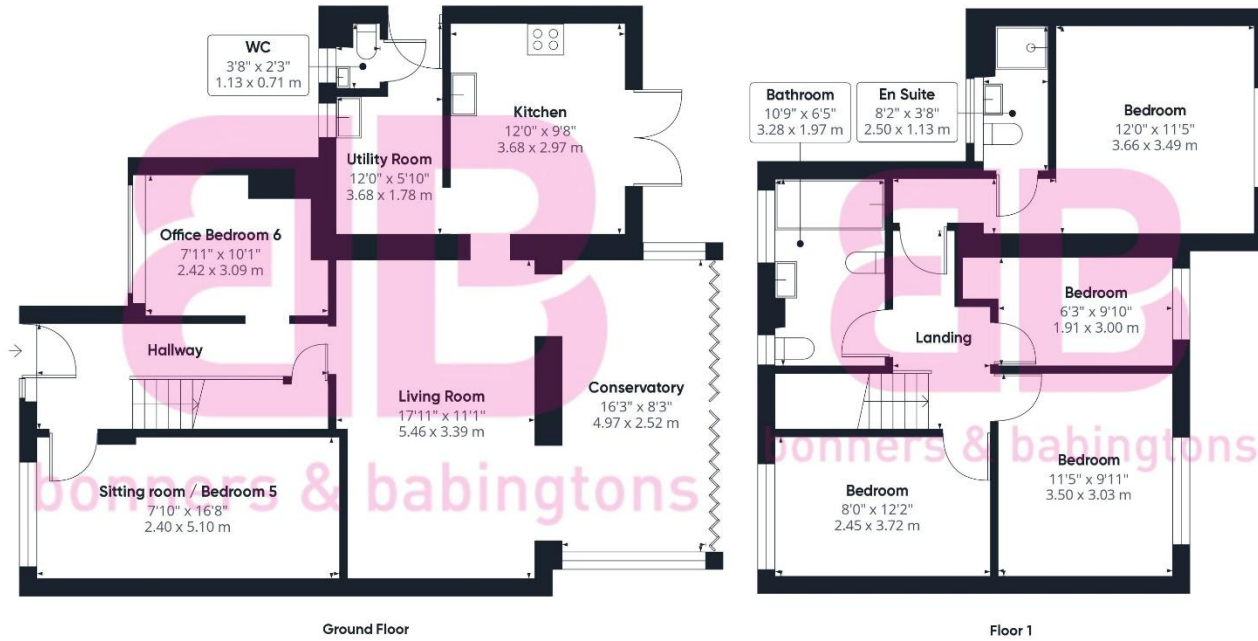
On the first floor you will find four good sized bedrooms a refitted family bathroom and a further en suite to the master bedroom. Outside the rear garden is mainly laid to lawn with a decked area off the back of the property, ideal for al fresco dining, there is also a summer house with power and lighting and a detached garage serviced by driveway parking for two vehicles. To the front there is a small lawned garden with footpath to the front door. The property is situated in a pleasant cul-de-sac location and is only a level 15 minute walk to Marlow Town Centre, a five minute walk to the train station and has access to the A404 and subsequently M4 / M40 motorways.

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.

Situated in a pleasant, secluded cul-de-sac to the South East of Marlow town centre this much improved and extended four / five bedroom semi detached home is an ideal property for the growing family. With detached garage, driveway parking and summer house this property is highly recommended.





Approximate total area⁽¹⁾

1409.32 ft²
130.93 m²

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



01628 333800

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