



bonners & babingtons

York Road  
Marlow

York Road  
Marlow  
Buckinghamshire  
SL7 2QB

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



Looking for that cottage in the heart of Marlow's bustling town centre then look no further than this delightful cottage positioned within a stone's throw of Riley Park. On entering the property you are greeted by one of two reception rooms offered by the property. This room is a light and airy living room with doors through to kitchen and sitting room and stairs to first floor. To the front of the property there is a lovely sitting room with feature fireplace and bay window allowing light to flood into the area. To the rear of the property there is a large breakfast kitchen with an array of wall and base units with tiled work surfaces, space and services for appliances, breakfast bar and window to side aspect. Moving through the kitchen there is a rear lobby with doors through to utility room and rear garden. The utility room has space and services for additional appliances and door through to the w.c. On the first floor there are three good sized bedrooms (master with built-in shower cubicle) and a further family bathroom.

To the outside there is a private and secluded rear garden with large wooden storage sheds, patio area and mature flower bed borders. There is also ample access to the rear garden via a side alley and small walled garden to the front. The property is available with no onward chain and does require a degree of cosmetic modernisation but is perfectly liveable to allow the new owner to update at their leisure.

**Situated in the heart of Marlow Town Centre a literal stone's throw from Riley Park this three bedroom end of terrace cottage is offered to the market by BONNERS & BABINGTONS.**

**NO ONWARD CHAIN.**



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<sup>(1)</sup>

996.32 ft<sup>2</sup>  
92.56 m<sup>2</sup>

Reduced headroom

7.16 ft<sup>2</sup>  
0.66 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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