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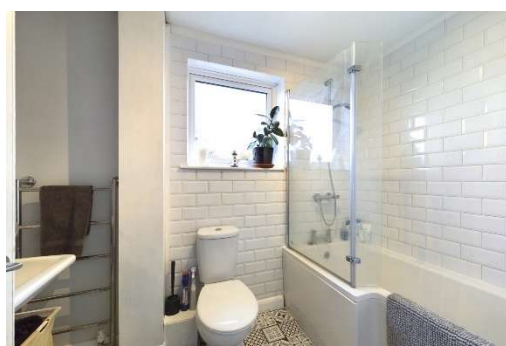
bonners & babingtons

James Close  
Marlow

**James Close  
Marlow  
Buckinghamshire  
SL7 1TS**

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- Tenure: Freehold
- Guide Price: £535,000
- Buckinghamshire Council
- EPC Rating TBC
- Council Tax Band Band D



Nestled in the charming town of Marlow, Buckinghamshire, is this lovely end terrace property offers 4 spacious bedrooms, two modern bathrooms, two inviting reception rooms including a superb `open plan` kitchen. This family home has been extended and renovated to offer comfortable and contemporary living.

As soon as you step into the bright and airy entrance hall, you will be greeted with a warm and inviting ambiance that emanates throughout the entire property. In the hall is a cloakroom and deep utility cupboard. The reception room to the right of the hallway has a cosy feel to it with its feature fireplace, making it the perfect spot to relax after a long day. The second reception room serves as an ideal dining space or additional living area for the family.

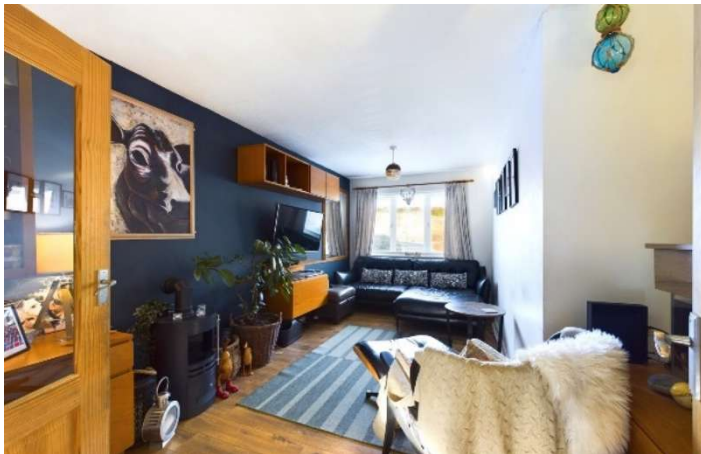
The property`s sleek and modern kitchen is located at the heart of the house and features glossy cabinets, beautiful work surfaces and integrated appliances. The kitchen is also illuminated by natural light, thanks to the large windows that offers a view over the rear garden.

Upstairs, the property boasts four generously sized bedrooms, The master bedroom features an en-suite shower room while the other three bedrooms share a chic family bathroom.

Externally, the property boasts an attractive rear garden with paved terrace ideal for Al fresco dining or entertaining

guests. The garden is mostly laid to lawn with pathway leading to a garden office and parking area.

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 with the recently opened Crossrail Link from 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.





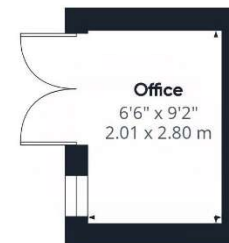
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

**Approximate total area<sup>0</sup>**

1316.58 ft<sup>2</sup>  
122.31 m<sup>2</sup>

**Reduced headroom**

56.91 ft<sup>2</sup>  
5.29 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

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