



banners & babingtons

Barnhill Road
Marlow

**Barnhill Road
Marlow
Buckinghamshire
SL7 3EZ**

- Tenure:- Freehold
- Guide Price £675,000
- EPC Rating TBC
- Council Tax - Band F



A well proportioned 3/4 bedroom detached home offering development (STP) situated in a popular location in the Riverside town of Marlow. The property is in need of updating and benefits from flexible living space.

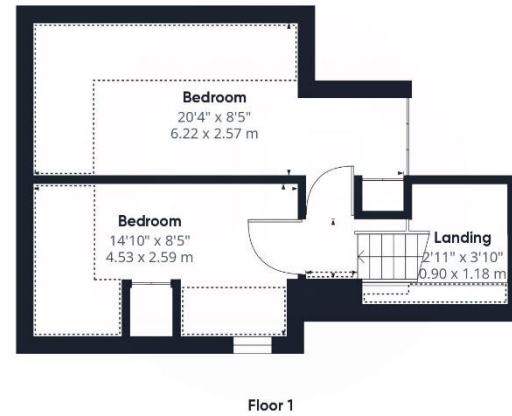
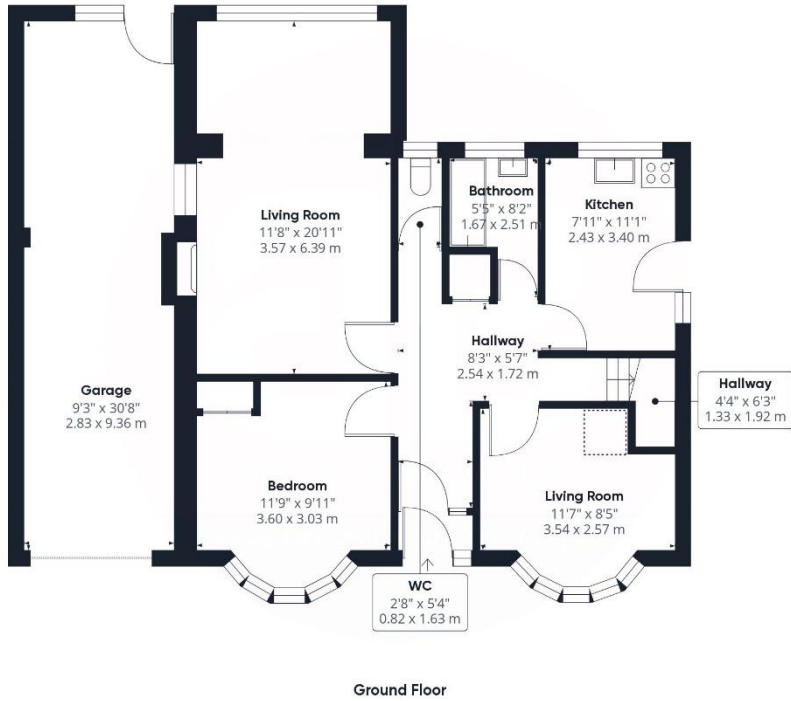
The accommodation briefly comprises on the ground floor, entrance hall, living/dining room, kitchen, bathroom and 2 double bedrooms. On the first floor there are 2 further bedrooms with limited head height. Outside there is driveway parking, a double length garage and private enclosed rear garden.

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.

A 3/4 bedroom DETACHED HOME with DEVELOPMENT POTENTIAL (STP) situated in a PRIME LOCATION in the sought after RIVERSIDE TOWN of Marlow. FLEXIBLE LIVING SPACE and GOOD TRANSPORT LINKS





Approximate total area⁰

1361.3 ft²
126.47 m²

Reduced headroom

127.73 ft²
11.87 m²

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.

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