





Sandygate Close  
Marlow  
Buckinghamshire  
SL7 3BB

---

- Tenure: Leasehold
- Guide Price: £350,000
- Lease Length: 92 Years
- Ground Rent: £10 p/a
- Service Charge: £30.91 p/m
- Council Tax Band: C
- EPC Rating: C





A well presented two double bedroom ground floor maisonette situated in a quiet position over looking a green and is within easy walking distance of Marlow High Street. The property comprises; entrance porch, entrance hall with storage, modern kitchen/breakfast room, living room with feature fireplace, two double bedrooms and refitted bathroom. Outside there is a generous South West facing rear garden with decked entertaining terrace and lawn beyond. The property also benefits from UPVc double glazing, gas central heating and is sold with with NO UPPER 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 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.

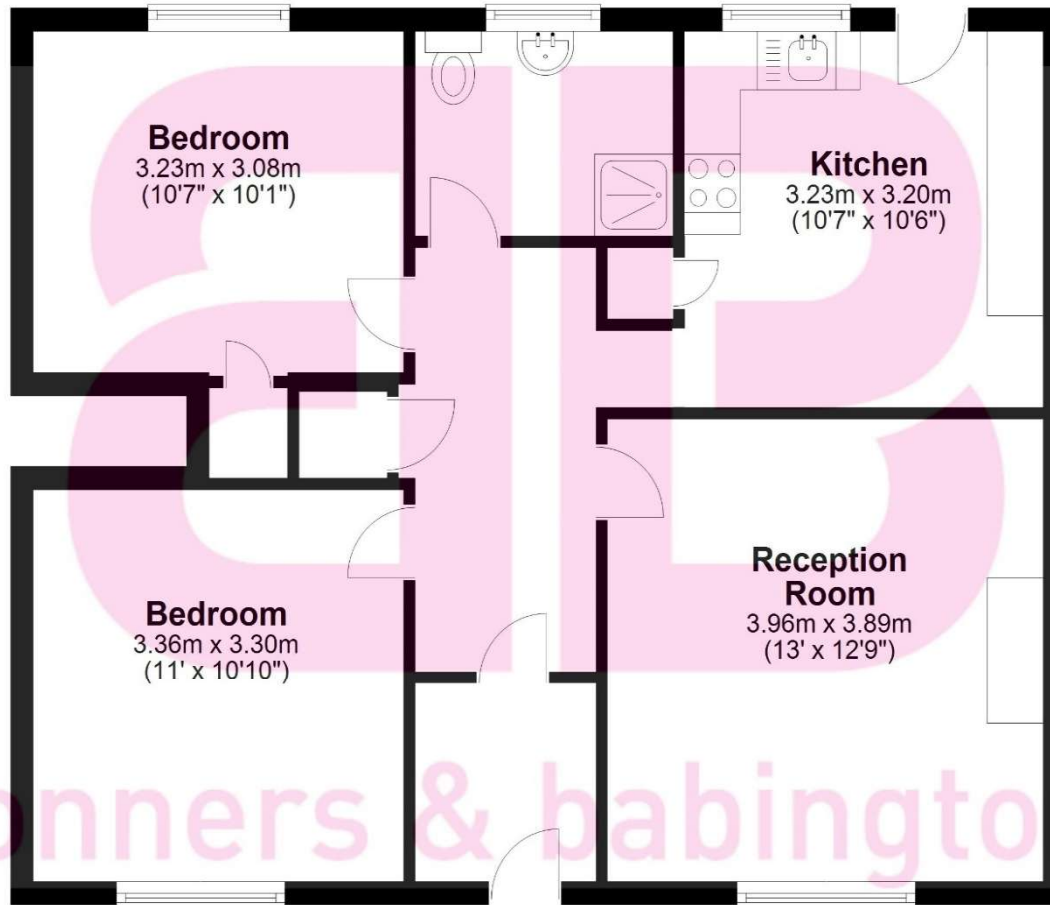
**BONNERS & BABINGTONS OFFER**  
A superb 2 double bedroom  
**GROUND FLOOR** maisonette WITH  
**PRIVATE REAR GARDEN** situated  
in a **QUIET LOCATION** over looking  
a green within **EASY WALKING**  
**DISTANCE OF THE TOWN**  
**CENTRE**. Sold with **NO UPPER**  
**CHAIN**.





## Ground Floor

Approx. 64.9 sq. metres (698.3 sq. feet)



Total area: approx. 64.9 sq. metres (698.3 sq. feet)

This floorplan is not to scale. It is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.

Plan produced using PlanUp.



bonners & babingtons



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