





Westhorpe Road  
Marlow  
Buckinghamshire  
SL7 1LB

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- Tenure:- Freehold
- Guide Price £550,000
- EPC Rating Band D
- Council Tax Band D





A spacious 3 bedroom home located in a quiet backwater with the benefit of planning permission for a double storey extension and driveway (Planning Ref - 22/05185/FUL). The property is located in a quiet backwater within easy level walking distance of the town centre and train station.

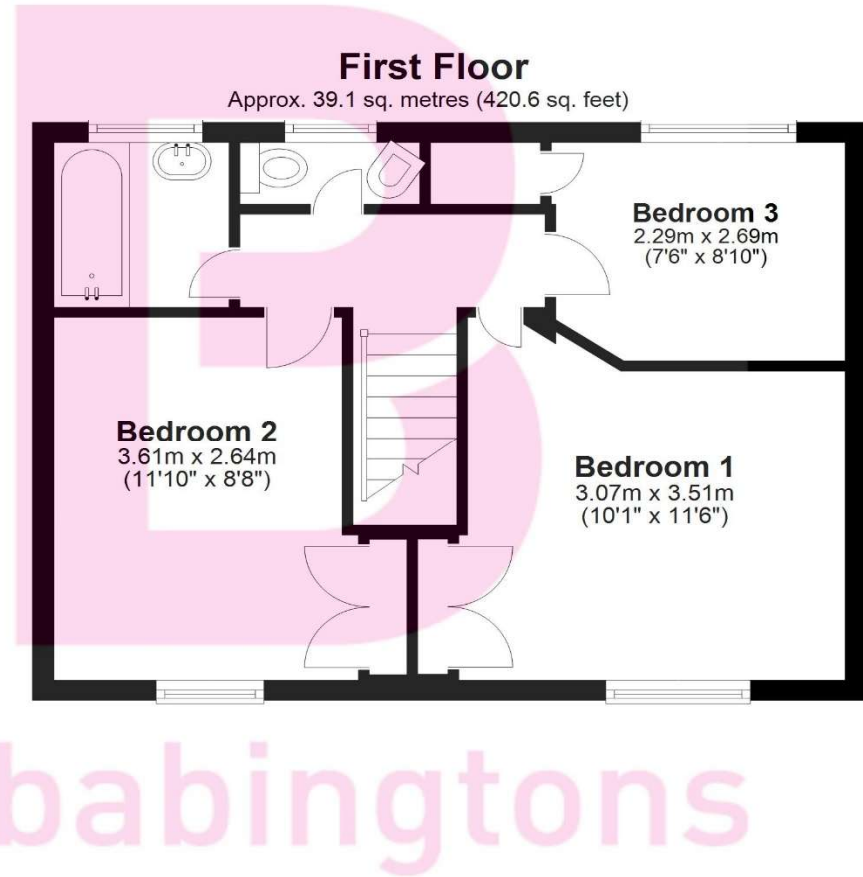
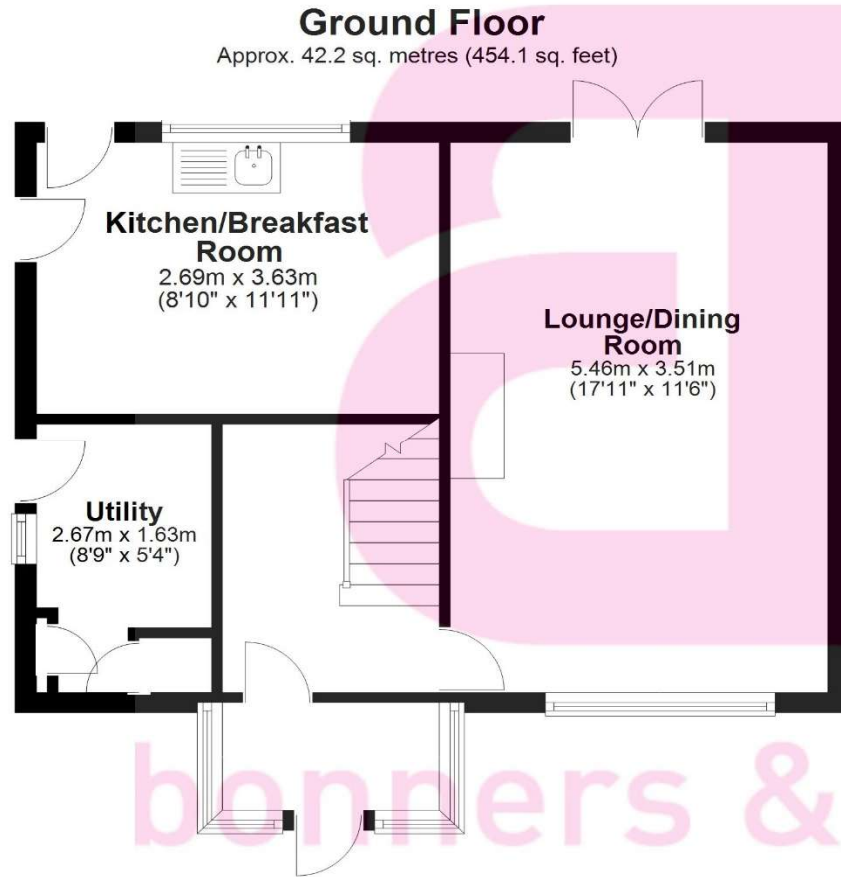
The accommodation briefly comprises on the ground floor, entrance hall, living/dining room with feature fireplace, kitchen/breakfast room and utility room. on the first floor there are 3 bedrooms with built-in wardrobes and family bathroom and WC. Outside there is a good size rear garden with paved entertaining terrace, expanse of lawn, storage shed and a summer house. The property benefits from gas central heating, cavity wall insulation and sold 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 when Crossrail opens in 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 light and spacious 3 bedroom home with **PLANNING PERMISSION GRANTED** for a **DOUBLE STOREY EXTENSION & DRIVEWAY**, situated in a quiet backwater within easy walking distance of the the town centre and train station.  
**SOLD WITH NO UPPER CHAIN**





bonners & babingtons

**Total area: approx. 81.3 sq. metres (874.8 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.

ONS

3 Anglers Court, Spittal Street,  
Marlow, Buckinghamshire, HP27 0AX



01628 333800

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