



Station Rise Marlow Buckinghamshire SL7 1EJ

- Tenure: Freehold
- OIEO £900,000
- Buckinghamshire Council
- EPC Rating C
- Council Tax Band F



A beautifully presented 4 bedroom Edwardian home offering spacious living accommodation situated in a quiet backwater within the conservation area and is a short walk of the bustling High Street and River Thames. The property offers a lovely blend of character features with a stylish contemporary interior and flexible living space.

The accommodation briefly comprises reception hall, sitting room with bay window and open fireplace, fabulous `open plan` living/kitchen/dining room with central island and integrated appliances, vaulted ceiling and Bi-Fold doors to the rear garden and ground floor cloakroom.

On the first floor, the landing has access to a boarded loft area via a pull-down ladder, there is a lovely double aspect main bedroom, further double bedroom with en suite shower room and superb recently installed bathroom with roll-top free standing bath tub. on the second floor there are 2 further bedrooms.

Outside there is a small frontage, an enclosed rear garden with sunny aspect with decked entertaining area, ideal for alfresco dining and a rear gate leading to a garage. The property also benefits from an upgraded Nest heating system and Oak flooring to the ground floor.

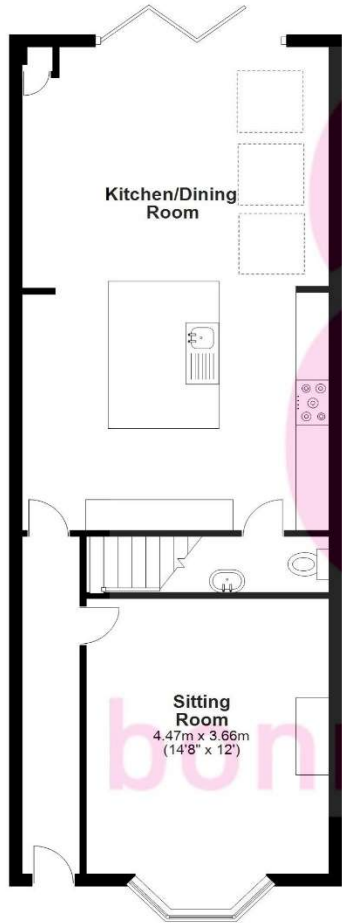


Marlow town centre is a thriving and stylish riverside community with a comprehensive range of shops and excellent pubs and restaurants.

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 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
Approx. 62.9 sq. metres (677.5 sq. feet)



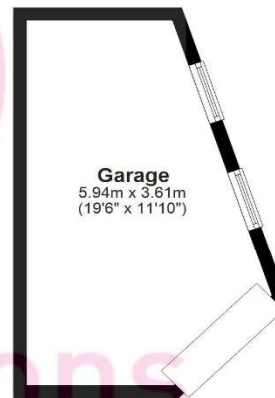
First Floor
Approx. 54.7 sq. metres (589.2 sq. feet)



Second Floor
Approx. 27.5 sq. metres (295.9 sq. feet)



Garage
Approx. 17.8 sq. metres (191.1 sq. feet)



Total area: approx. 162.9 sq. metres (1753.7 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

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