



babers & babingtons

Eliot Drive
Marlow

**Eliot Drive
Marlow
Buckinghamshire
SL7 1TT**

-
- Tenure: Freehold**
 - Guide Price: £450,000**
 - Local Authority: BCC**
 - Council Tax Band: D**
 - EPC Rating: C**



CALLING ALL FIRST TIME BUYERS! Looking for your first home? Want to avoid long complicated chains? This is the house for you! Situated on an established residential development to the east of Marlow Town Centre this three bedroom home is highly recommended for viewing. As you enter the property there is a open hallway offering access to lounge / diner, kitchen, cloakroom and stairs to first floor. The lounge/ diner is a good sized room with doors to rear garden and window to front aspect, the kitchen is a galley style with a range of wall and base units, rolled edge work surfaces, plumbing and services for white goods and door to garden. On the first floor there are three good sized bedrooms and a family bathroom plus loft access, storage and airing cupboards on the landing.

To the outside the rear garden is low maintenance with a decked area ideal for alfresco dining, a shed and gated access to the rear. To the front of the property there is a further lawned garden with footpath leading to the front door.

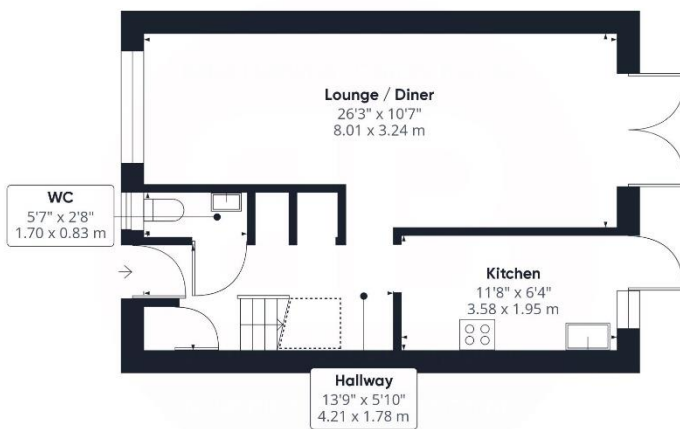
Situated in a quiet, traffic free location this property is offered to the market with no onward chain and is only a short five minute drive to Marlow Town Centre.

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.

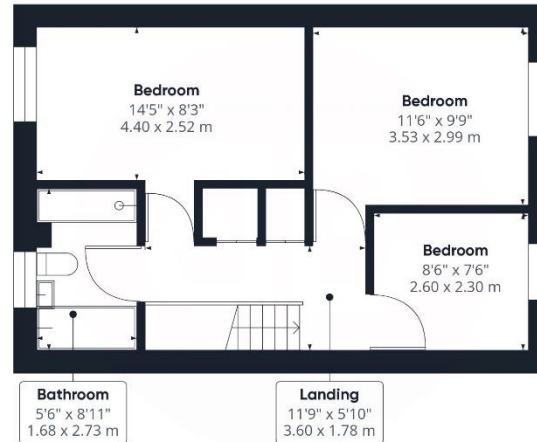
There is a wide range of educational and recreational facilities in the area. Excellent local schools are numerous and include Sir William Borlase in Marlow.

BONNERS & BABINGTONS offer -
A delightful three bedroom terrace family home situated in a popular residential development to the east of Marlow Town Centre. Briefly comprising lounge/diner, kitchen, cloakroom, three bedroom and a family bathroom this property also benefits from no onward chain.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

878.12 ft²
81.58 m²

Reduced headroom

15.02 ft²
1.4 m²

(1) 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



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