



bonners & babingtons

Savill Way
Marlow

Savill Way
Marlow
Buckinghamshire
SL7 1UB

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



Situated in a secluded cul-de-sac location this two double bedroom semi detached house has so much potential to extend or build a separate dwelling subject to planning consents. On entering the property there is a small hallway leading through to the light and airy lounge with double doors to side, door through to kitchen and stairs to the first floor. On entering the kitchen there is a range of wall and base units with work surfaces, recently refitted central heating boiler, breakfast area and under stair storage cupboard. From the kitchen you enter the rear reception room which has dual aspect windows and door to garden.

On the first floor there are two good sized double bedrooms and a family bathroom with a white suite. There is also a loft hatch offering access to the roof void. On the outside there is a generous garden with wooden shed and a side plot which would accommodate a significant extension (STPP). To the front of the property there is a single garage and driveway parking for two vehicles.

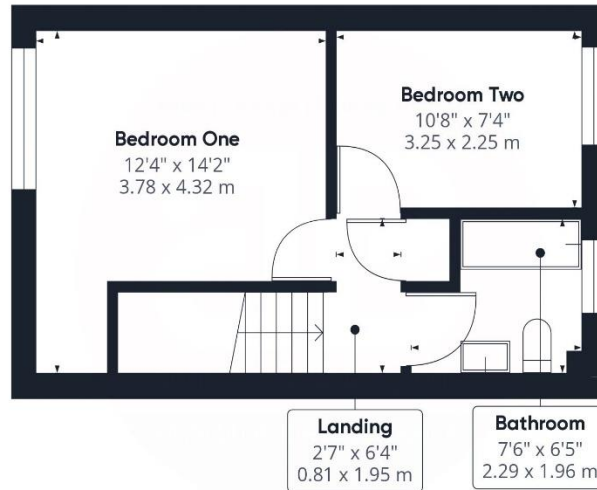
Marlow town centre is a thriving and stylish riverside community with a comprehensive range of shops and excellent pubs and restaurants. Nearby Marlow Station has a regular train service to London Paddington via Maidenhead (from 1hr 5 mins) with links to the City of London, further enhanced with the 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.

ATTENTION INVESTORS / DEVELOPERS! This two bedroom SEMI DETACHED HOME is positioned on a GENEROUS CORNER PLOT and has the potential to extend or add an additional dwelling (STPP). Offered to the market with no onward chain we highly recommend an internal inspection.





Ground Floor



Floor 1



Approximate total area[†]

716.85 ft²
66.6 m²

Reduced headroom

7.98 ft²
0.74 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.

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