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Bristow Court
Byron Close

**Bristow Court
Byron Close
Buckinghamshire
SL7 1UF**

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- Tenure: Freehold**
 - Guide Price: £420,000**
 - Local Authority: BCC**
 - Council Tax Band: D**
 - EPC Rating: C**



CALLING FIRST TIME BUYERS! This three bedroom family home is an ideal first time or investment opportunity and we strongly recommend an internal inspection to appreciate all this property has to offer. On entering the property there is a light and airy entrance hall offering access to kitchen, stairs to first floor and large storage cupboard. Moving through to the kitchen this has been updated by the current owners and has a range of wall and base units with work surfaces over, space and services for kitchen appliances, window to rear aspect and is open plan to the dining area. The property has been "opened up" by the current owners to provide a flowing living space between the living area, dining area and kitchen and has patio doors onto the low maintenance rear garden. On the first floor are three good sized bedrooms and a refitted family bathroom and ample storage cupboards as well as an access hatch to the roof void. On the outside there is a lovely rear garden with rear access gate and to the front there is a small lawned garden with footpath and bin store. The property is situated in a traffic free location but is close to ample on street parking areas.

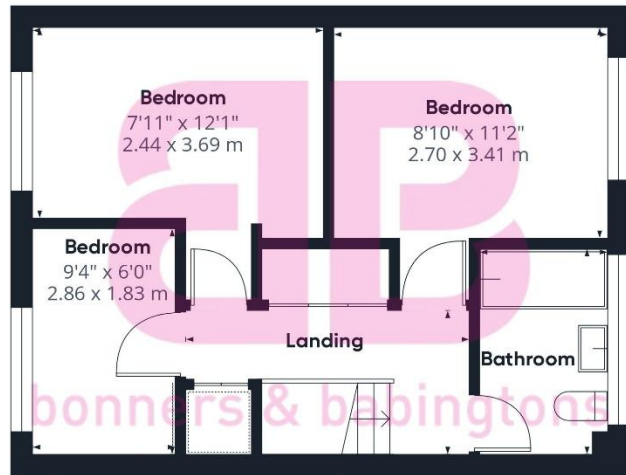
Marlow town centre is a thriving and stylish riverside community with a comprehensive range of shops and excellent pubs and restaurants. Nearby Marlow Station has a regular train service to London Paddington via Maidenhead (from 44 mins) with links to the City of London, via the Elizabeth Line. Access to the M4 and M40 is via the A404(M) and London Heathrow is approximately 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.

Situated in a quiet and secluded traffic free location this delightful three bedroom terraced house has been sympathetically updated by the current owners to create a perfect first time family home. Approximately a mile from Marlow Town Centre viewing is highly recommended.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

789.86 ft²
73.38 m²

Reduced headroom

14.46 ft²
1.34 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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