



banners & bairingtons

ALLANSON ROAD  
MARLOW

Allanson Road  
Marlow  
Buckinghamshire  
SL7 1LF

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**Tenure:** Freehold

**Guide Price:** £650,000

**Local Authority:** BCC

**Council Tax Band:** D

**EPC Rating:** TBC



Bonnars & Babingtons are delighted to offer to the market this delightfully presented three-bedroom semi-detached family home situated on a nice sized corner plot garden. On entering the property you are greeted by a spacious hallway that provides access to all ground floor accommodation. The living room is a lovely space with bay window to front aspect, feature fireplace and wood flooring. Moving to the rear of the property there is a delightful dining kitchen with ample storage cupboards, work surfaces and space and services for free standing and integral appliances. The dining area comfortably accepts a dining table and has bi-fold doors leading onto the secluded garden, the ground floor also benefits from a cloakroom. Moving to the first floor there are three bedrooms, a family bathroom and via bedroom two there is access to a useful loft room which has multiple options.

To the outside there is a lovely laid to lawn rear garden with a patio area ideal for alfresco dining, a large storage shed and an office which is ideal for home workers. The garden flows around the property to the front where you will find a driveway which comfortably accepts two vehicles as well as ample on street parking if required.



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.

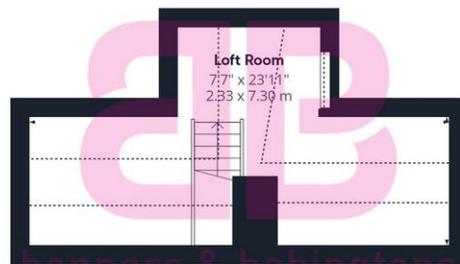




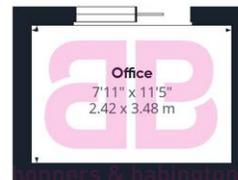
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



**Approximate total area<sup>m</sup>**

1290 ft<sup>2</sup>

119.8 m<sup>2</sup>

**Reduced headroom**

122 ft<sup>2</sup>

11.3 m<sup>2</sup>

(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.

GIRAFFE360



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