



bannons & babingtons

Hazel Close  
Marlow Bottom



Hazel Close  
Marlow Bottom  
Buckinghamshire  
SL7 3PW

**Tenure:** Freehold

**Price:** £775,000

**Local Authority:** BCC

**Council Tax Band:** F

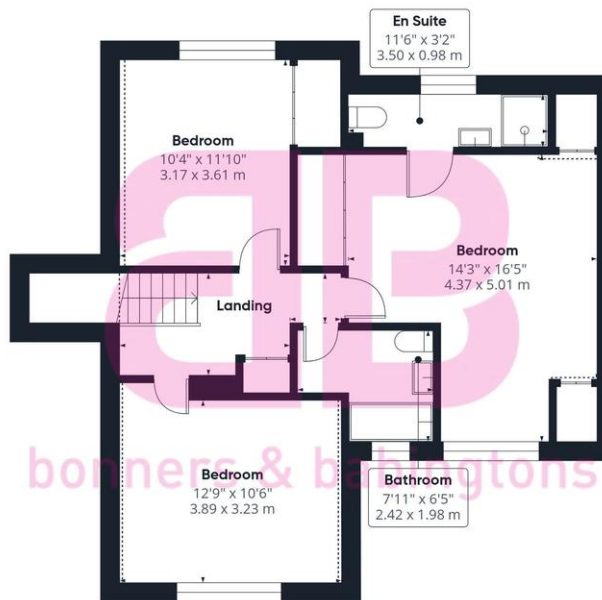
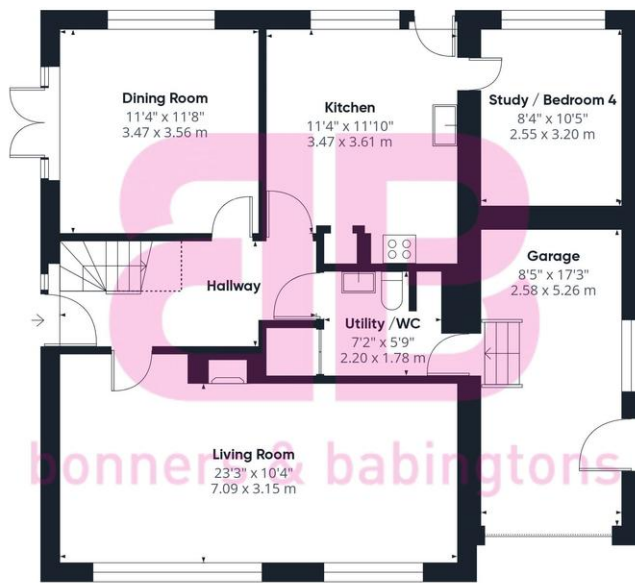
**EIR:** 50



Situated in a pleasant cul-de-sac location this three / four bedroom detached home is highly recommended for an internal inspection. On entering the property there is a light and airy entrance hall which leads through to many of the ground floor rooms and stairs to the first floor. On your right you enter a lovely sized living room with windows to front aspect and feature fireplace with log burner. Across from the living room is a good-sized dining room with double doors leading on to a pleasant patio area ideal for alfresco dining. Moving to the kitchen there is a range of wall and base units, integral and free-standing appliances, windows to rear aspect and door to garden. Off the kitchen there is a multi-use room which is currently used as an office but could easily be a bedroom if required. Next to the kitchen there is a useful utility cloakroom which leads down to the integral garage. Moving to the first floor there are two double bedrooms, a family bathroom and a master suite with en suite shower room and dressing area. To the outside there is a lovely wrap around corner plot garden with a delightful patio area, mature trees and shrubs and a footpath leading to the front of the property. The property also benefits from off street parking for two cars.

Marlow Bottom is situated to the north of Marlow town centre, offering its own local shops, restaurant, craft brewery, renowned nursery school and Burford Combined First and Middle School. The town centre of Marlow is a few miles away and offers a more comprehensive range of facilities. Marlow is situated on the banks of the River Thames and is surrounded by beautiful countryside. It is a perfect place for enjoying the river, shopping with a difference, walking around historical buildings, or taking part in the many sports and recreational activities available within the local area. The railway station in Marlow provides access to London (Paddington via Maidenhead) and access to the M4 and M40 is within a short drive. Excellent schools for children of all ages are available in Marlow and surrounding districts.





**Approximate total area<sup>m</sup>**  
 1560 ft<sup>2</sup>  
 144.9 m<sup>2</sup>

**Reduced headroom**  
 28 ft<sup>2</sup>  
 2.6 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.

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#### Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170