



bonners & babingtons

James Close
Marlow



James Close
Marlow
Buckinghamshire
SL7 1TS

Tenure: Freehold

Guide Price: £475,000

Tax Band: D

EPC Rating TBC



A superb 3 bedroom home offering a modern contemporary interior with well proportioned rooms situated on the outskirts of this highly desirable riverside town.

The accommodation briefly comprises entrance hall with ample storage, cloakroom, open plan living/dining room with Bi-Fold doors opening onto the rear garden, a stunning refitted kitchen with 'hot tap' and integrated appliances and study/office.

On the first floor there is access to the loft space, a principle bedroom with fitted wardrobes, 2 further generous bedrooms and modern bathroom.

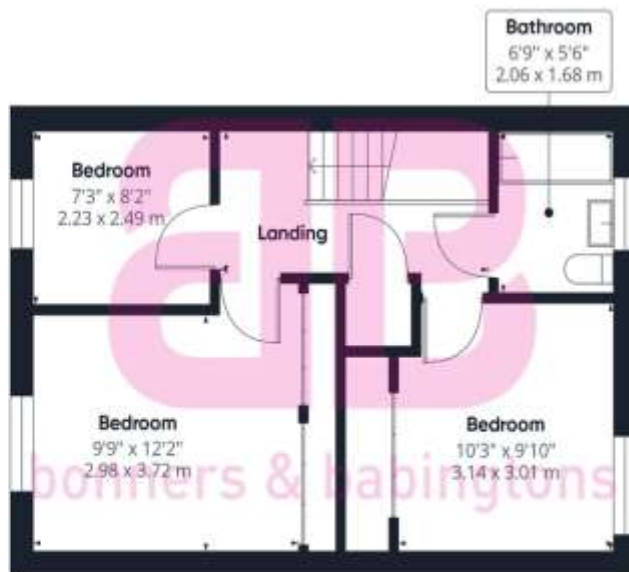
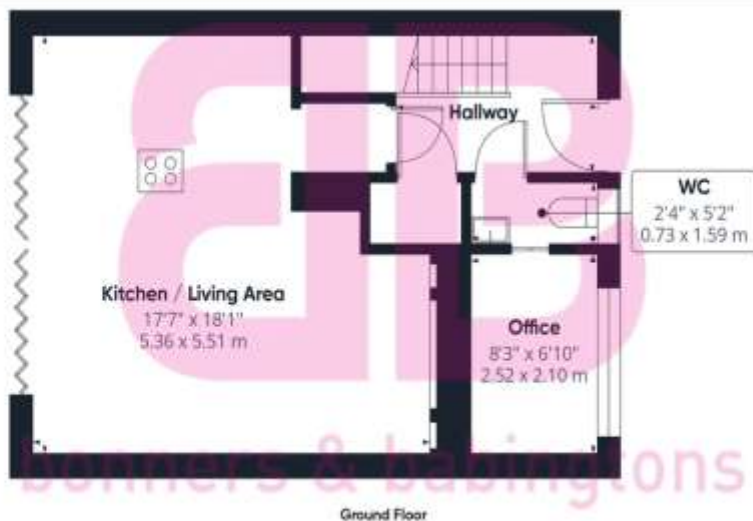
Outside there is an enclose sunny rear garden with Astroturf for reduced maintenance and enclosed frontage. The property also benefits from gas central heating and double glazing.

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 when Crossrail opens in 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.





Approximate total area⁽¹⁾
852 ft²
79.1 m²

(1) Excluding balconies and terraces

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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