



New Road
Marlow Bottom



bonners & babingtons

New Road
Marlow
Buckinghamshire
SL7 3NQ

Tenure: Freehold

Price: £650,000

Local Authority: BCC

Tax Band: E

EPC Rating: TBC

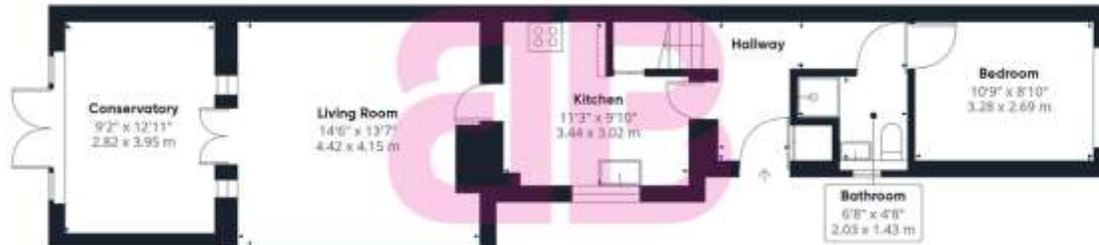


An individual detached home offering versatile living space with modern contemporary interior situated in a prime location in the highly sought-after village of Marlow Bottom benefiting from excellent transport links. The accommodation briefly comprises entrance hall, living room with double doors opening into an Orangery opening onto a decked entertaining terrace, modern fitted kitchen, double bedroom, and shower room. On the first floor there is a further double bedroom with built in storage and additional bathroom with 'roll top' bath. Outside there are extensive private gardens to the front and rear with decked terraces ideal for Alfresco entertaining, a garden office and driveway parking.

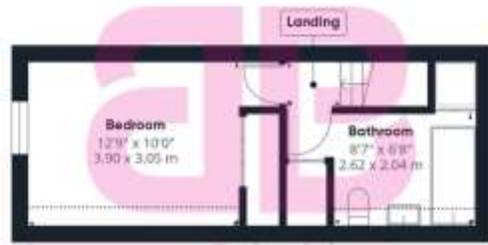
Marlow Bottom is situated to the north of Marlow town centre, offering its own local shops, restaurant, craft brewery, renowned nursery school and Burford Combined First and Middle School. The town centre of Marlow is a few miles away and offers a more comprehensive range of facilities.

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.





bonners & babingtons



bonners & babingtons



Ground Floor Building 2



Approximate total area[#]

926 ft²
85.9 m²

Reduced headroom

23 ft²
2.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft 11.5 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.

GIRAFFE 360



bonners & babingtons

Anglers Court, Spittal Street, Marlow, Bucks, SL7 3HJ

01628 333800

marlow@bb-estateagents.co.uk



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