



bonners & babingtons

Butler Court  
Marlow

Butler Court  
Byron Close  
Marlow  
Buckinghamshire



---

**Tenure:** Freehold  
**Price:** £425,000  
**Local Authority:** BCC  
**Council Tax Band:** D  
**EIR:** TBC



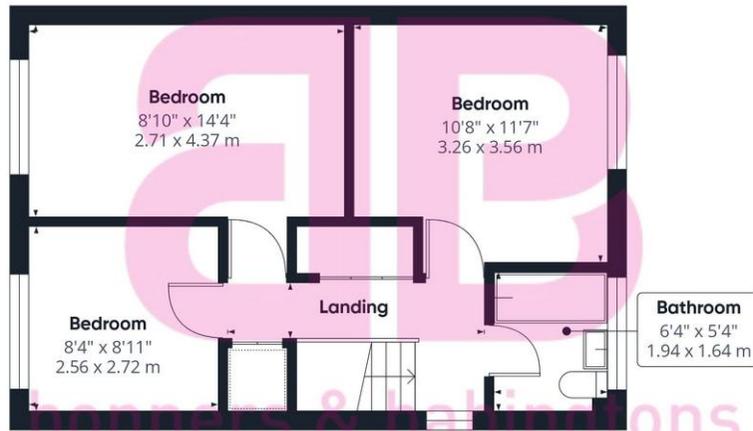
This delightful three bedroom end terrace family home is situated in a secluded traffic free location approximately one mile from Marlow Town Centre. On entering the property you are greeted with a light and airy entrance hall that offers access to the lounge, kitchen, cloakroom and stairs to first floor. The living room is a lovely sized room with window to front aspect and double doors through to the kitchen. Moving into the kitchen / diner you will see a fitted kitchen with ample storage cupboards, work surfaces, integral units plus space and services for additional appliances as well as a dining area with doors onto the garden. On the ground floor there is also a useful cloakroom next to the front door. Moving onto the first floor there is a refitted bathroom plus three good sized bedrooms comprising two double bedrooms and a single bedroom plus additional storage and access to the loft void on the landing. To the outside there is a private low maintenance garden with a patio area ideal for alfresco dining and to the front there is a small patio area with a storage unit and gated entrance. Situated in a quiet traffic free location this property is only a mile from Marlow Town Centre and only a few hundred yards from countryside walks, lakes and woodland.

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



Floor 1



Approximate total area<sup>(1)</sup>

866 ft<sup>2</sup>  
80.5 m<sup>2</sup>

Reduced headroom

16 ft<sup>2</sup>  
1.5 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 are based on RICS IPMS 3C standard.

GIRAFFE360



bonners & babingtons

Anglers Court, Spittal Street, Marlow, Buckinghamshire, 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