



honners & babingtons

Marlow Bottom  
Marlow



Marlow Bottom  
Marlow  
Buckinghamshire  
SL7 3PZ

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**Tenure:** Freehold

**Guide Price:** £700,000

**Local Authority:** BBC

**Council Tax Band:** F

**EIR:** TBC





Bonnars & Babingtons are delighted to offer to the market this lovely detached bungalow situated on a generous plot in the ever-popular Marlow Bottom Village. The property comprises three bedrooms, lounge, kitchen with dining area, family bathroom plus an additional ensuite shower room and conservatory. To the outside there is an attached garage, ample driveway parking and a delightful, well maintained rear gardens. Requiring a small degree of modernisation this property has ample potential to extend and improve (STPP).

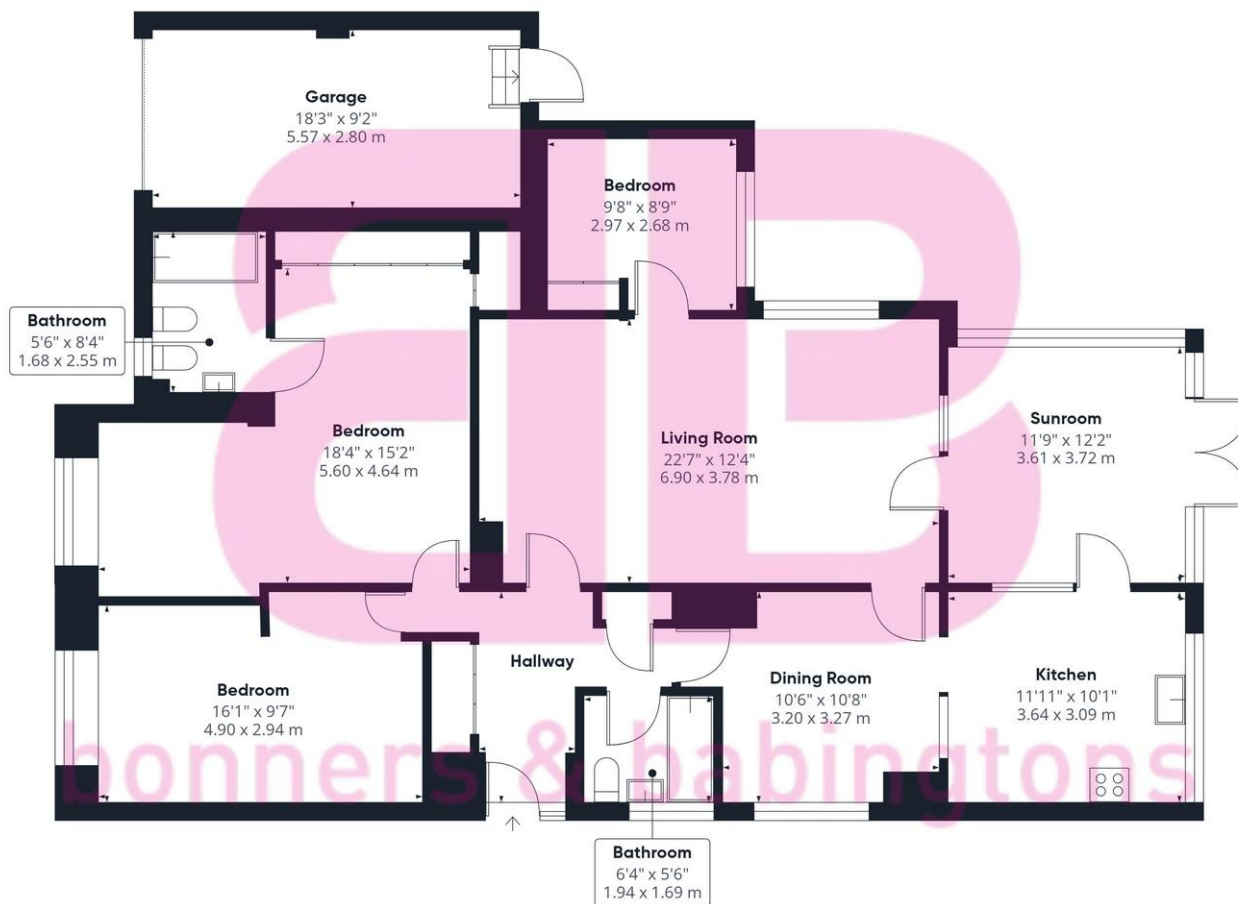
Marlow is situated on the banks of the River Thames and is surrounded by beautiful countryside. It is a perfect place for enjoying the river, shopping with a difference, walking around historical buildings, or taking part in the many sports and recreational activities available within the local area. 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.



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.







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

1512 ft<sup>2</sup>  
140.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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