



bonners & babingtons

The Acre  
Marlow



**The Acre  
Marlow  
Buckinghamshire  
SL7 1UD**

- **Tenure: Freehold**
- **Price: OIEO £525,000**
- **Local Authority: BCC**
- **EPC Rating: TBC**
- **Council Tax Band D**





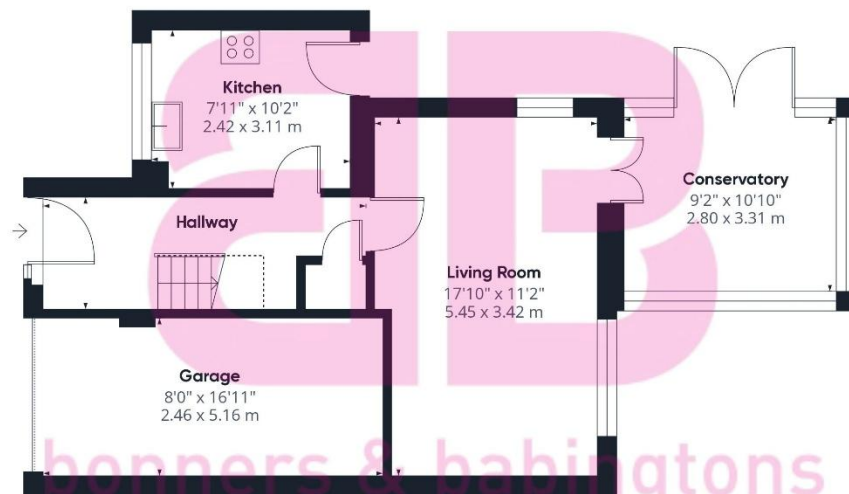
**ATTENTION FIRST TIME BUYERS!** This three bedroom semi detached family home is ready to move into and is available with no onward chain! On entering the property there is a spacious entrance hall with doors to kitchen and living room plus stairs to first floor. The kitchen has an array of wall and base units with work surfaces over, space and services for appliances and door to rear garden. Moving into the living room this spacious part of the accommodation is full of light and has access to the conservatory to the rear. Moving upstairs there are three good sized bedrooms, a family bathroom and a separate w.c, plenty of room for the family.

To the outside of the property there is a lovely sized corner garden with side access and patio area ideal for alfresco dining. To the front there is a large driveway with ample parking and a good sized garage that could be easily converted for further residential accommodation (STPP).

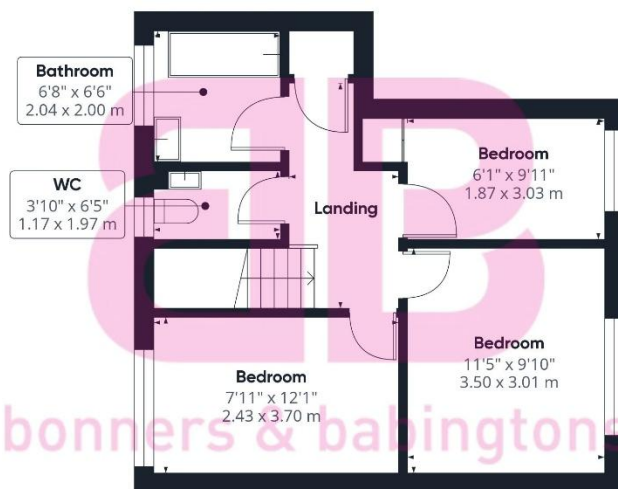
Marlow town centre is a thriving and stylish riverside community with a comprehensive range of shops and excellent pubs and restaurants. Nearby Marlow Station has a regular train service to London Paddington via Maidenhead (from 44 mins) with links to the City of London, via the Elizabeth Line. Access 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.

**BONNERS & BABINGTONS offer -**  
**Situated in a pleasant and secluded cul-de-sac to the south of Marlow this three bedroom semi detached family home is available with no onward chain.**





Ground Floor



Floor 1



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

1020.32 ft<sup>2</sup>

94.79 m<sup>2</sup>

**Reduced headroom**

14.05 ft<sup>2</sup>

1.31 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.

GIRAFFE360



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