



bunners & babingtons

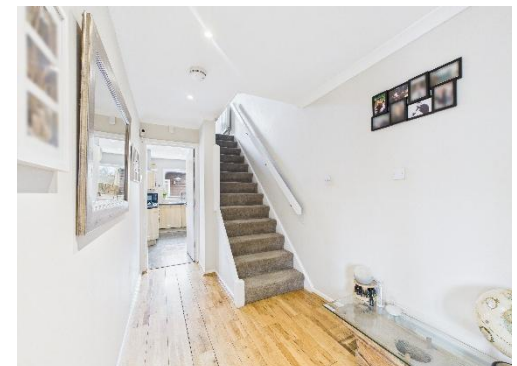
Churchill Drive  
Marlow





Churchill Drive  
Marlow  
Buckinghamshire  
SL7 1TW

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- Tenure: Freehold
  - Price: OIEO £500,000
  - Local Authority: BCC
  - Council Tax Band: D
  - EPC Rating: TBC





Looking for a home for your growing family then this could be the property for you! Situated on a popular development approximately one mile east of Marlow Town centre this lovely property has been extended by the current owners to offer four bedrooms, an external office / storage shed and ample residents parking. On entering the property you are greeted by a useful entrance porch which has access to the ground floor w.c. and storage cupboard. Moving through there is a open and airy hallway with doors leading to the living room, kitchen / diner and stairs to first floor. The living room is a great place to sit and unwind after a long day with feature fireplace, wood flooring and window to front aspect. Moving through to the rear of the property there is a fantastic kitchen / diner, the kitchen has ample storage cupboards, work surfaces with integral appliances plus space and services for additional units. The dining area comfortably accepts an eight seater dining table and has window to rear aspect and door to the rear garden. On the first floor there are three bedrooms and a family bathroom. Two good sized double bedrooms are complemented with an additional single bedroom which comfortably doubles up as a home office. Moving onto the second floor you are greeted by a lovely master suite with dressing room, large double bedroom and a further en suite shower room.

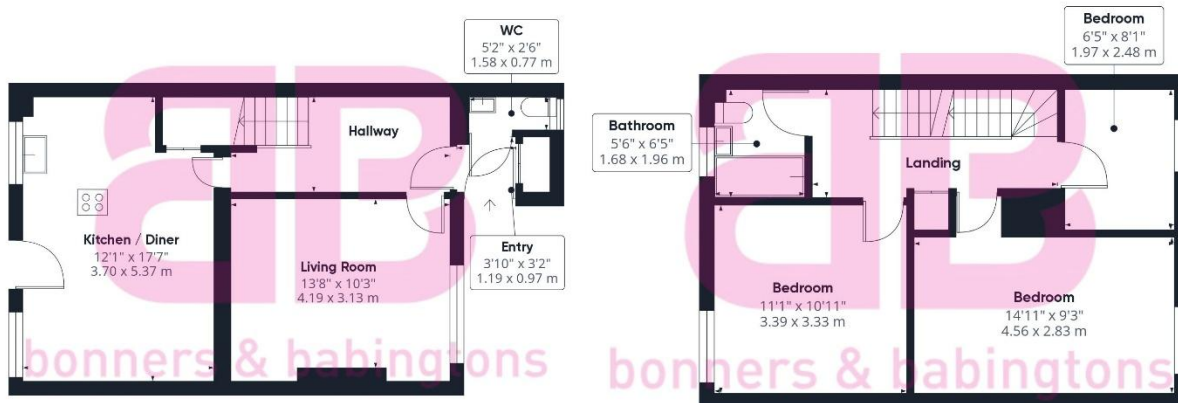
To the outside there is a great low maintenance garden with a sunny seating area plus an external office and large storage shed. The shed also offers access to the car park to the rear where there is ample residents parking.

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 -**  
**A delightful four bedroom**  
**extended family home situated on**  
**an established residential road**  
**approximately one mile east of**  
**Marlow Town Centre.**





Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



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

1368.1 ft<sup>2</sup>

127.1 m<sup>2</sup>

#### Reduced headroom

48.87 ft<sup>2</sup>

4.54 m<sup>2</sup>

(1) Excluding balconies and terraces

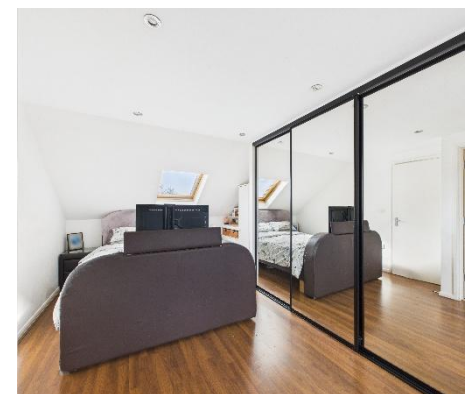
Reduced headroom

..... 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



bonners & babingtons

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



#### 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

01628 333800

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