



bonners & babingtons

Woodland Close  
Marlow



# Woodland Close Marlow Buckinghamshire SL7 3LE

**Tenure:** Freehold

**OIEO:** £775,000

**Local Authority:** BCC

**Tax Band:** E

**EPC Rating:** D



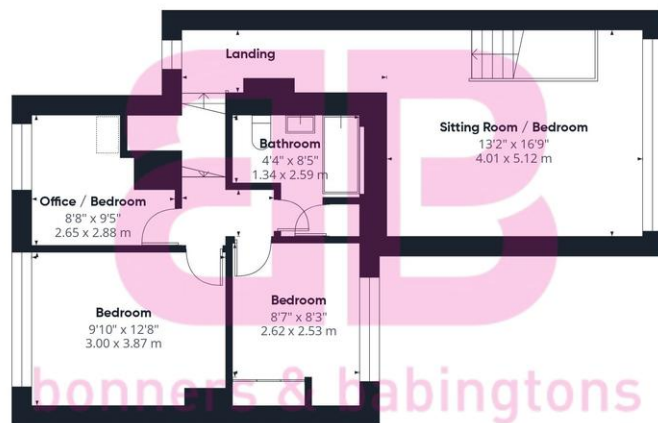
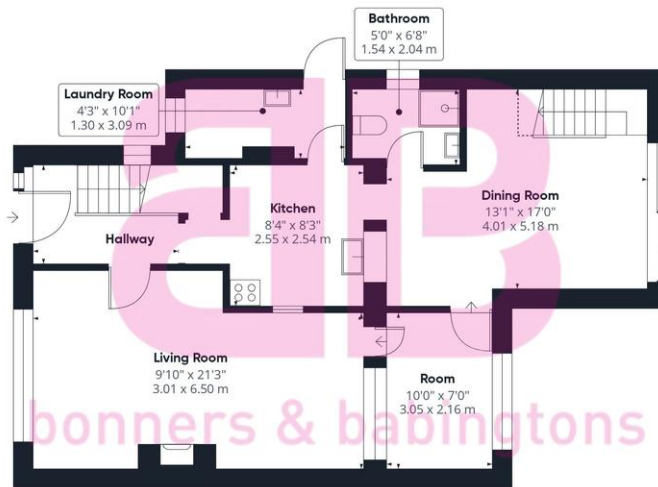
Nestled in a peaceful and secluded cul-de-sac, this extended semi-detached home offers generous and versatile living space throughout. With three to four well-proportioned bedrooms and two modern bathrooms, it's an ideal choice for growing families or those seeking extra room to work from home. At the heart of the property is a spacious kitchen—diner, perfect for everyday living and entertaining alike. Two additional reception areas—a welcoming living room and a separate sitting room—provide flexibility and comfort.

To the rear, the garden enjoys a lovely sense of privacy and backs directly onto open fields, creating a relaxing backdrop and a real feeling of space. The elevated position offers attractive views over Marlow, adding to the home's appeal.

Practical benefits include ample off-street parking and the reassurance of a complete chain above.

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.





Approximate total area<sup>®</sup>

1359 ft<sup>2</sup>

126.2 m<sup>2</sup>

Reduced headroom

14 ft<sup>2</sup>

1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360



bonners & babingtons

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

01628 333800

marlow@bb-estateagents.co.uk

rightmove

OnTheMarket

Zoopla.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. R2170