



bonners & habingtons

Woodland Close  
Marlow





Woodland Close  
Marlow  
Buckinghamshire  
SL7 3LE

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**Tenure:** Freehold

**Price:** £800,000

**Local Authority:** BCC

**Tax Band:** E

**EIR:** TBC





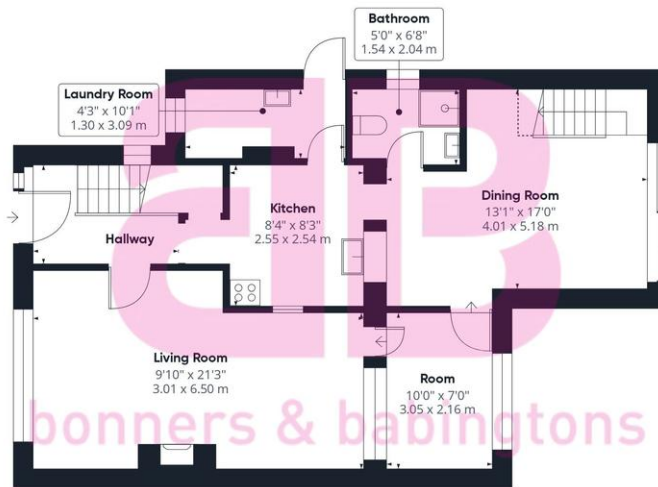
Nestled in a peaceful and secluded cul-de-sac, this extended semi-detached home offers generous and versatile living space throughout. With three to four well-proportioned bedrooms and two modern bathrooms, it's an ideal choice for growing families or those seeking extra room to work from home. At the 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.

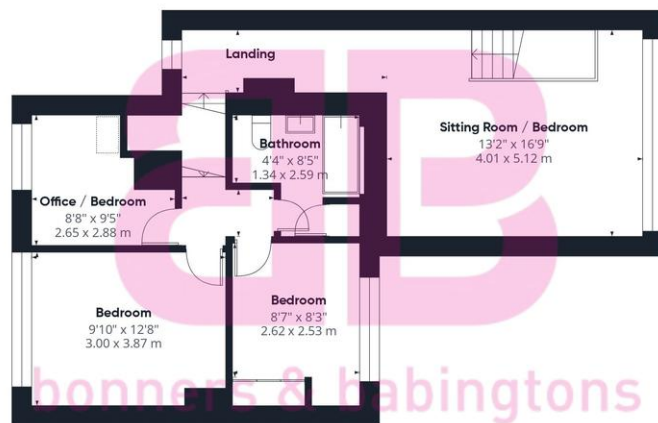
Practical benefits include ample off-street parking and the reassurance of a complete chain above.

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.





Ground Floor



Floor 1



Approximate total area<sup>ni</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



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