



**AB**  
bonners & babingtons

Dean Street  
Marlow

Dean Street  
Marlow  
Buckinghamshire  
SL7 3AD



**Tenure:** Leasehold  
**Guide Price:** £425,000  
**Annual Service Charge:** N/A  
**Annual Ground Rent:** TBC  
**Tax Band:** C  
**EIR:** TBC



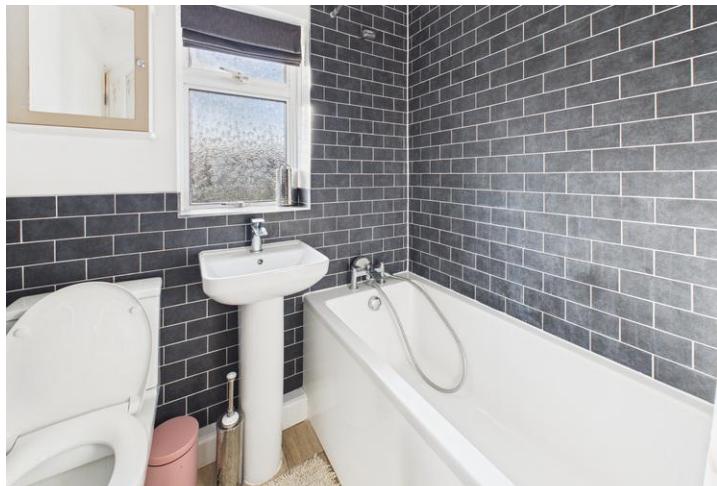
This well-presented first floor maisonette offers bright and spacious accommodation in a sought-after location close to Marlow High Street. Perfect for first-time buyers, downsizers or investors, the property combines convenience with comfortable living.

The property features two generous double bedrooms, a modern family bathroom, and a well-equipped breakfast kitchen ideal for everyday dining. There is also a useful utility room providing additional storage and space for appliances.

A standout feature of this home is the delightful garden room, offering a versatile space for relaxation or entertaining, with direct access to the private west-facing garden—perfect for enjoying the afternoon and evening sun.

Ideally located just a short walk from Marlow's shops, cafés and restaurants, the property benefits from a long lease, making it a rare and attractive opportunity in this desirable area.

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



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

701 ft<sup>2</sup>  
65.1 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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