



bonners & babingtons

Elmtrees Park  
Marlow



Elmtrees Park  
Winchbottom Lane  
Marlow  
Buckinghamshire  
SL7 3RL

**Tenure:** Leasehold

**Price:** £275,000

**Annual Service Charge:** TBC

**Annual Ground Rent:** TBC

**Tax Band:** A

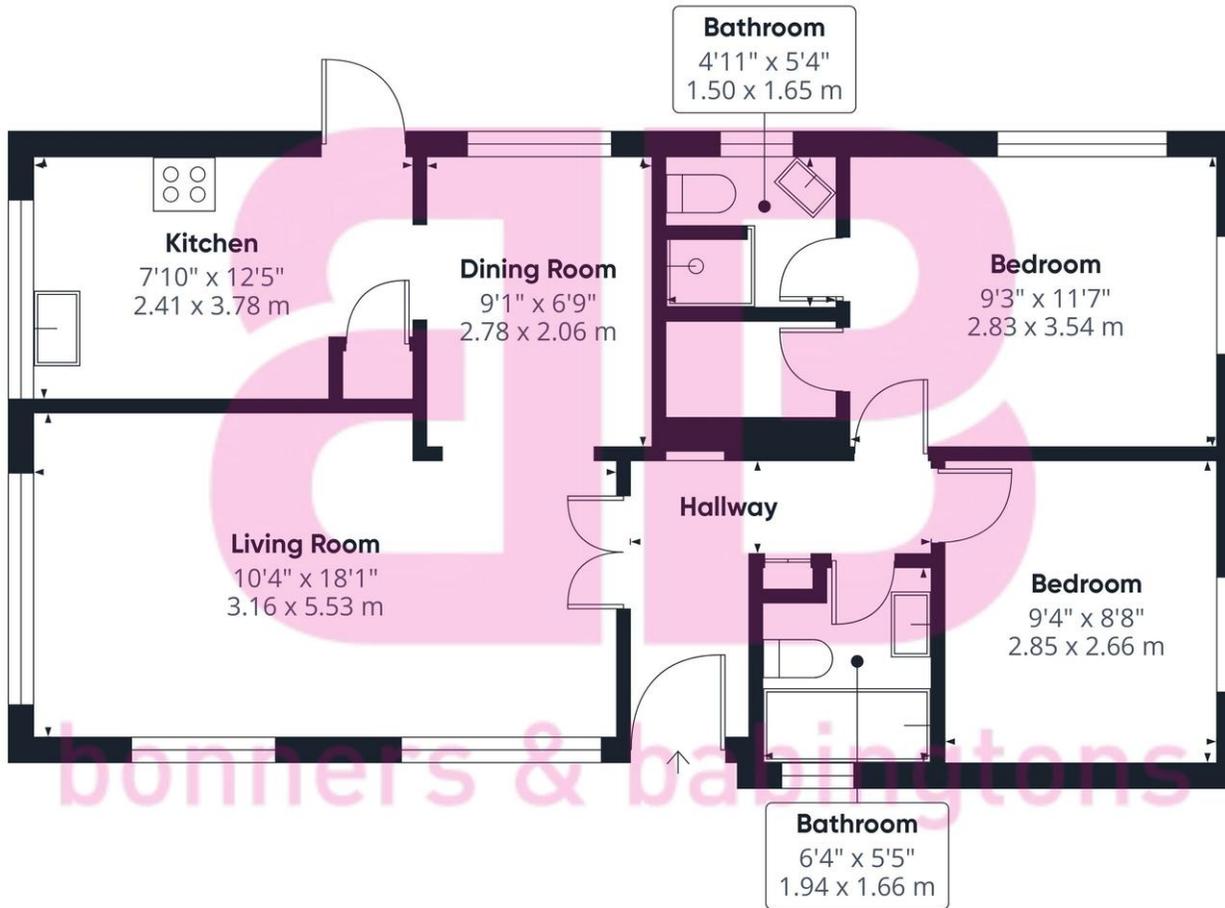
**EIR:** N/A



Nestled within a peaceful and secluded rural setting, this charming, detached park home offers an excellent opportunity for those seeking a relaxed lifestyle in an exclusive over 55's community. The property features two well-proportioned bedrooms, including a principal bedroom with its own en-suite bathroom, complemented by a separate family bathroom for added convenience. The spacious living room provides a bright and welcoming space to unwind, while the dedicated dining room is perfect for hosting family and friends. A thoughtfully designed fitted kitchen offers ample storage and workspace, making day-to-day living both practical and enjoyable. Outside, the home benefits from a private courtyard garden, ideal for morning coffee or quiet evenings outdoors, along with off-road parking for added ease. Offered to the market with no onward chain, this delightful home ensures a smooth and straightforward purchase process. Combining comfort, privacy, and a beautiful rural backdrop, this property is perfect for those looking to enjoy a peaceful and low-maintenance lifestyle.

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>(1)</sup>  
657 ft<sup>2</sup>  
61 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.

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