



**AB**  
bonners & babingtons

The Croft  
Marlow

# The Croft Marlow Buckinghamshire SL7 1UR



**Tenure:** Freehold

**Guide Price:** £500,000

**Council Tax Band:** D

**Local Authority:** BCC

**EIR:** 66



Situated in a sought-after cul-de-sac location approximately one mile east of Marlow Town Centre, this extended three-bedroom terraced house offers well-balanced and versatile accommodation, ideal for modern family living. The ground floor features a spacious lounge/diner, providing an excellent setting for both everyday living and entertaining. The addition of a separate study/playroom offers valuable flexibility, perfect for home working, a children's play space, or even a hobby room. The kitchen is well-positioned and practical, complemented by a convenient ground floor cloakroom.

Upstairs, there are three well-proportioned bedrooms served by a family bathroom. Externally, the property benefits from an integral garage and off-street parking. The cul-de-sac setting offers a peaceful environment, while nearby woodland walks and lakes provide excellent opportunities for outdoor leisure. Marlow Town Centre, with its array of shops, restaurants, and amenities, is just one mile away, making this an appealing home for families and professionals alike.

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.

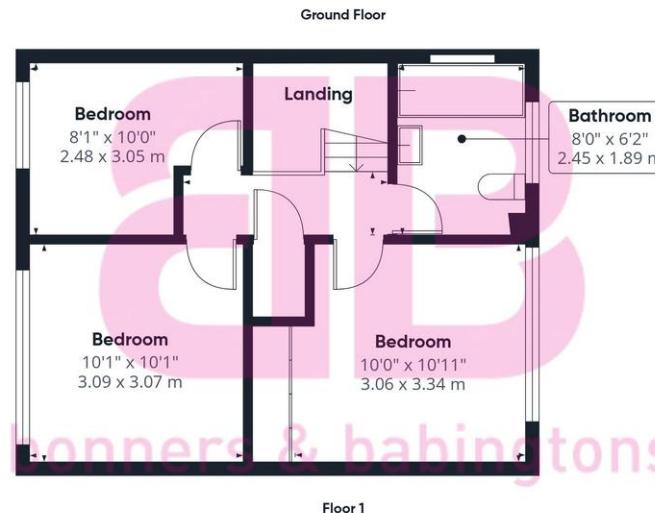
There is a wide range of educational and recreational facilities in the area. Excellent local schools are numerous and include Sir William Borlase in Marlow.





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

1015 ft<sup>2</sup>  
94.3 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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#### Disclaimer

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