



**Beaufort Gardens
Marlow**



bonners & babingtons



Beaufort Gardens
Marlow
Buckinghamshire
SL7 1EL

Tenure: Freehold

Price: £650,000

Local Authority: BCC

Tax Band: F

EIR: 39



Ideally situated for Marlow High Street, shops, restaurants, public houses and only a short walk to riverside parks this delightful town house is perfect for that discernible buyer who wants to be in the town centre.

On entering the property, you are greeted by an open hallway with door to cloakroom to your right, stairs to the first floor and door to kitchen.

On entering the kitchen there are an array of storage cupboards, central breakfast island and doors through to an additional room perfect for a home office / study. Moving up to the first floor you enter a light and airy living room with large wall to wall windows to the front aspect and wooden block flooring. To the rear of the first floor, you will find a good-sized bedroom with windows to rear aspect. Rising to the second floor there is a lovely double bedroom to the front aspect, a single bedroom and shower room to the rear. There is also a loft hatch accessing the loft area which has been boarded by the current owner for additional storage space.

Outside the property benefits from a low maintenance courtyard garden with York Stone paving and rear access, to the front there is driveway parking for two vehicles and a garage with up and over door. This delightful property is also available with no onward chain.

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.

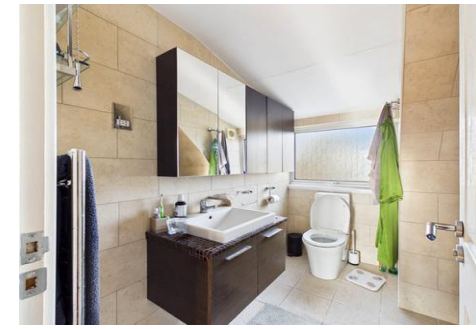
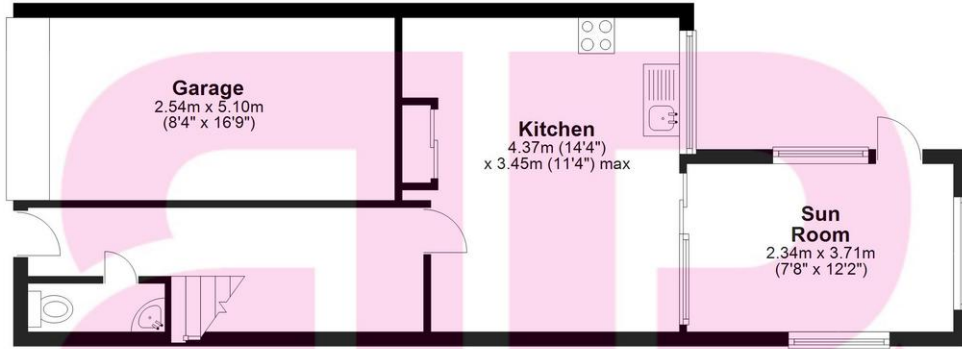
Marlow town centre is a thriving and stylish riverside community with a comprehensive range of shops and excellent pubs and restaurants.

Nearby Marlow Station has a regular train service to London Paddington via Maidenhead (from 1hr 5 mins) with links to the City of London, further enhanced with the recently opened Crossrail Link from Maidenhead. Access to the M4 and M40 is via the A404(M) and London Heathrow is about 22 miles away.



Ground Floor

Approx. 47.6 sq. metres (512.6 sq. feet)



First Floor

Approx. 40.5 sq. metres (436.1 sq. feet)



Second Floor

Approx. 33.2 sq. metres (357.5 sq. feet)



Total area: approx. 121.3 sq. metres (1306.1 sq. feet)

This floorplan is not to scale. It is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed. Plan produced using PlanUp.



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