



ab

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**Hérons Place
Marlow**



Herons Place
Marlow
Buckinghamshire
SL7 3HP

Tenure: Freehold

Guide Price: £475,000

Local Authority: BCC

Tax Band: D

EIR: TBC



This three-bedroom terraced house is ideally situated in a quiet cul-de-sac just a short distance from Marlow High Street, offering excellent potential for those looking to create a home tailored to their own tastes.

The property comprises a living room, a spacious kitchen/diner, and a conservatory overlooking the rear, providing a flexible layout for modern family living. Upstairs, there are three well-proportioned bedrooms served by a family bathroom.

While the property requires complete modernisation throughout, it presents a fantastic opportunity for renovation or investment. Externally, the home benefits from a garage and off-street parking, adding to its practicality and appeal.

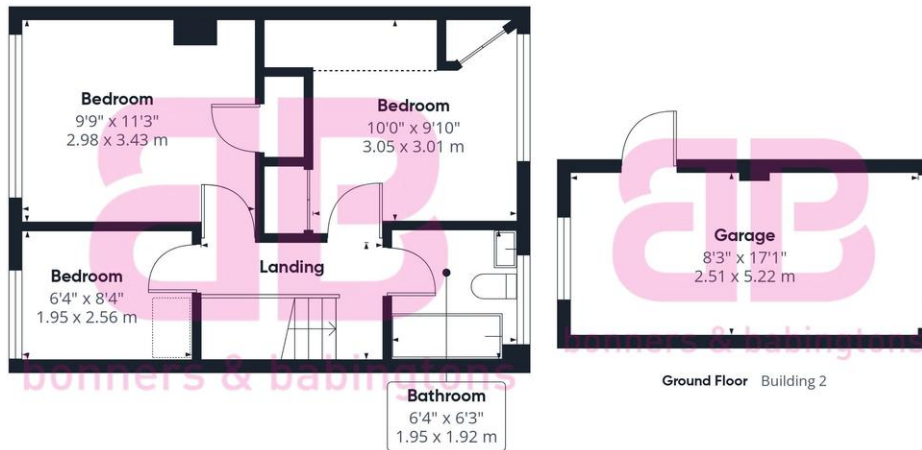
Early viewing is recommended to fully appreciate the scope and potential on offer.

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 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

993 ft²
92.2 m²

Reduced headroom

15 ft²
1.4 m²

(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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