



bonners & babingtons

Brill Close
Marlow



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Marlow
Buckinghamshire
SL7 2RH

Tenure: Freehold

Price: £575,000

Local Authority: BCC

Tax Band: E

EIR: 72



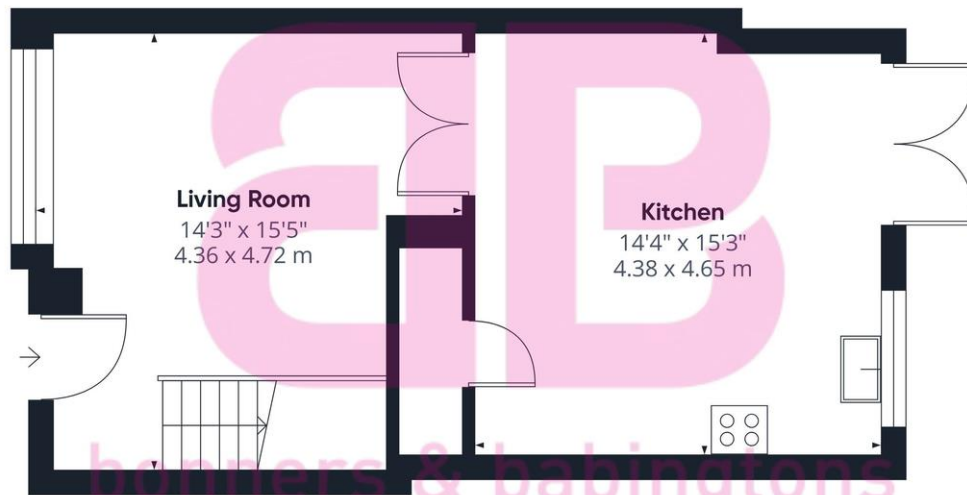
Tucked away in a quiet cul-de-sac on the western side of Marlow, this beautifully presented three-bedroom terraced home has been thoughtfully extended and tastefully refurbished by the current owners to create a stylish and contemporary family home. Enjoying an attractive outlook across a central green, the property offers modern open-plan living in a convenient setting, just a ten-minute walk from the town centre, a little over a mile from Marlow railway station, and in catchment area of highly regarded schools.

The accommodation is well balanced throughout, with a bright and welcoming sitting room to the front enjoying views over the green through a large bay window. To the rear, the extended kitchen/dining room provides an impressive open-plan space and undoubtedly forms the heart of the home. Finished to an excellent standard and benefiting from underfloor heating, the kitchen offers ample storage, generous work surfaces and plenty of space for dining and entertaining, with double doors opening onto the rear garden. Upstairs, there are two spacious double bedrooms both with built in storage, a well-proportioned third bedroom and a beautifully refitted family bathroom, finished in a contemporary style.

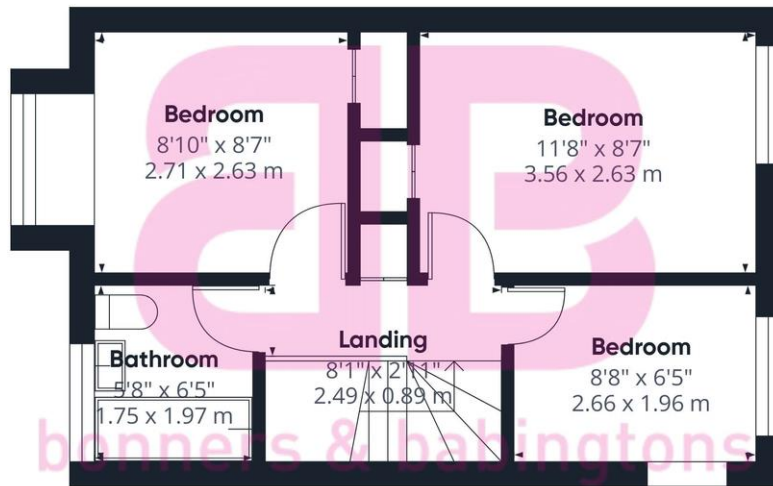
The former garage has been partially converted to create a useful home office/gym, whilst retaining a separate storage area. The enclosed rear garden has been designed for ease of maintenance and provides a private space for outdoor dining and entertaining. The property also benefits from allocated parking for two vehicles to the rear.

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 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



Ground Floor Building 2



Approximate total area⁽¹⁾
852 ft²
79.2 m²

(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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