



bonners & babingtons

Mountain Ash
Marlow

Mountain Ash Marlow Buckinghamshire SL7 3BP

Tenure: Freehold

OIEO: £650,000

Annual Service Charge: £0

Annual Ground Rent: £0

Tax Band: F

EIR: 61



Beautifully presented throughout, this detached chalet-style home offers spacious and versatile accommodation, ideal for a range of buyers. Immaculately maintained, the property has been thoughtfully designed to provide comfortable and practical living spaces.

The accommodation comprises a generous sitting room, a spacious kitchen/dining room, ideal for modern family living and entertaining, together with a separate formal dining room. There are two generous double bedrooms, both benefiting from built-in storage, as well as a further single bedroom, which would also make an ideal home office or study. The property is complemented by well-appointed bathroom facilities. Outside, the attractive front and rear gardens are predominantly laid to lawn with well-stocked flower beds and a patio seating area, creating an ideal space for relaxing and entertaining. A driveway and garage provide ample off-road parking and additional storage.

Marlow Bottom is a highly sought-after village situated just north of Marlow town centre, offering an excellent range of local amenities, all within approximately 0.4 miles of the property, including a convenience store, coffee shop, Da Luca Italian restaurant, craft brewery, renowned nursery school and Burford Combined School.

The vibrant town of Marlow, set on the banks of the River Thames, is just a few miles away and offers an extensive selection of boutique shops, cafés, restaurants and leisure facilities, together with beautiful riverside walks and surrounding countryside.

Marlow railway station provides services to London Paddington via Maidenhead, while the M4 and M40 are both within easy reach, making the area ideal for commuters. The area is also renowned for its excellent schools, catering for children of all ages.

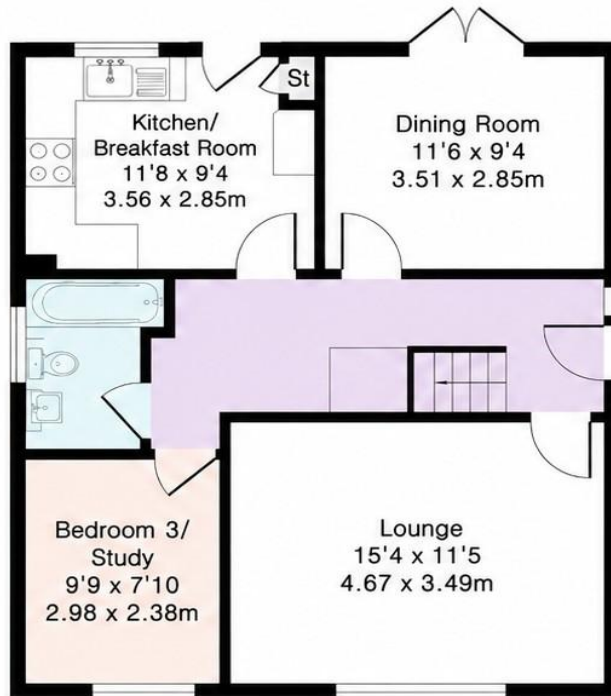


Approximate Gross Internal Area 1123 sq ft - 104 sq m (Excluding Garage)

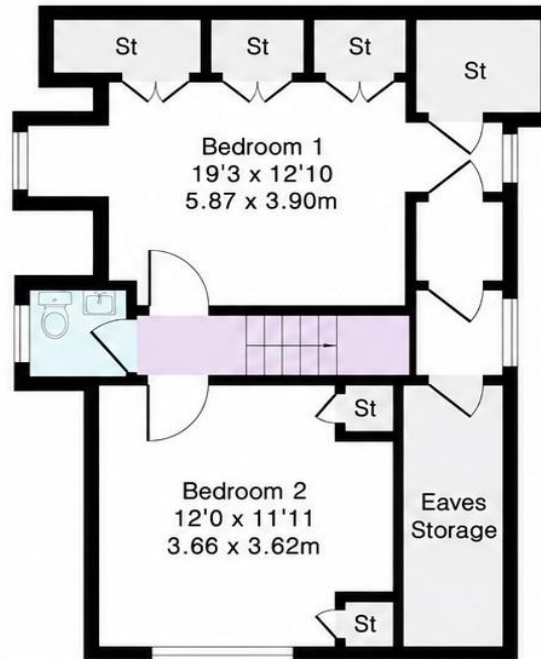
Ground Floor Area 648 sq ft – 60 sq m

First Floor Area 475 sq ft – 44 sq m

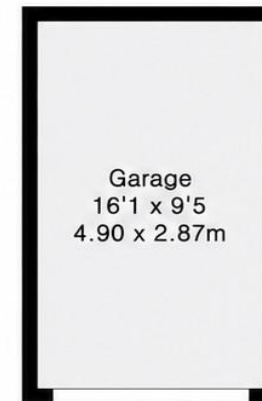
Garage Area 151 sq ft – 14 sq m



Ground Floor



First Floor



Garage



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