



banners & babingtons

Maple Rise

Maple Rise
Marlow
Buckinghamshire
SL7 1HQ

Tenure: Freehold

Guide Price: £775,000

Local Authority: BCC

Tax Band:

EIR: 68



Tucked away in a highly desirable location just moments from the vibrant heart of Marlow, this attractive detached family home offers the perfect balance of spacious accommodation, practicality and convenience. Available with no onward chain, it presents a wonderful opportunity for those seeking a move to one of Buckinghamshire's most sought-after market towns.

The property welcomes you with bright and well-proportioned living spaces, including a comfortable living room ideal for relaxing or entertaining, while the separate study provides the perfect environment for home working or a quiet retreat. At the heart of the home, the generous breakfast kitchen offers an inviting space for everyday family life, with ample room for informal dining.

Upstairs, there are three excellent double bedrooms, with the principal bedroom benefiting from its own en suite shower room, complemented by a well-appointed family bathroom serving the remaining bedrooms.

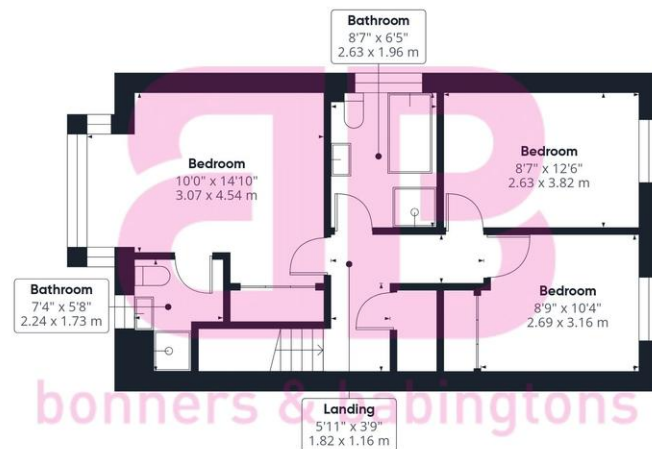
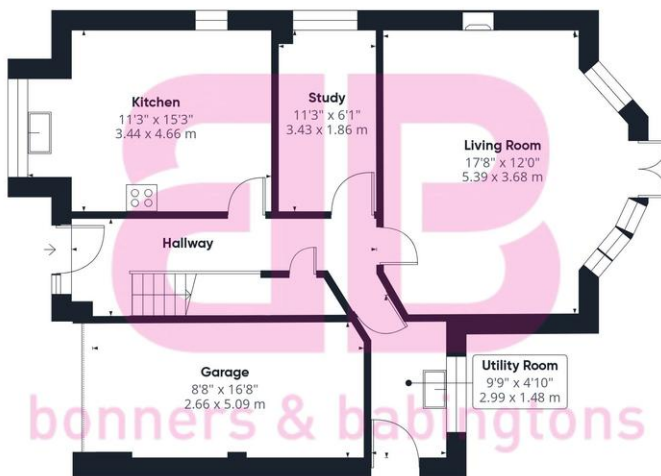
Outside, the good-sized rear garden provides an attractive setting for al fresco dining, children's play or simply unwinding during the warmer months. A garage and private driveway offer excellent parking and additional storage.

Situated within easy reach of Marlow High Street, with its outstanding selection of boutique shops, cafés, restaurants and riverside walks along the Thames, this delightful home also enjoys excellent transport links and access to highly regarded local schools. Combining generous accommodation with an enviable location, this is a superb opportunity to acquire a wonderful family home in the heart of 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 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.



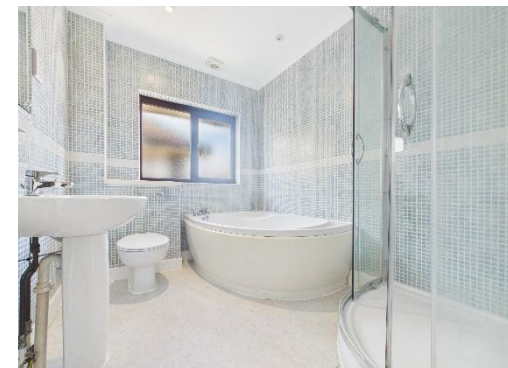


Approximate total area⁽¹⁾
 1296 ft²
 120.4 m²

(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.

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