



Oak Tree Road
Marlow



borners & babingtons



Oak Tree Road
Marlow
Buckinghamshire
SL7 3EU

Tenure: Freehold
Guide Price: £700,000
Local Authority: BCC
Tax Band: E
EIR: 40



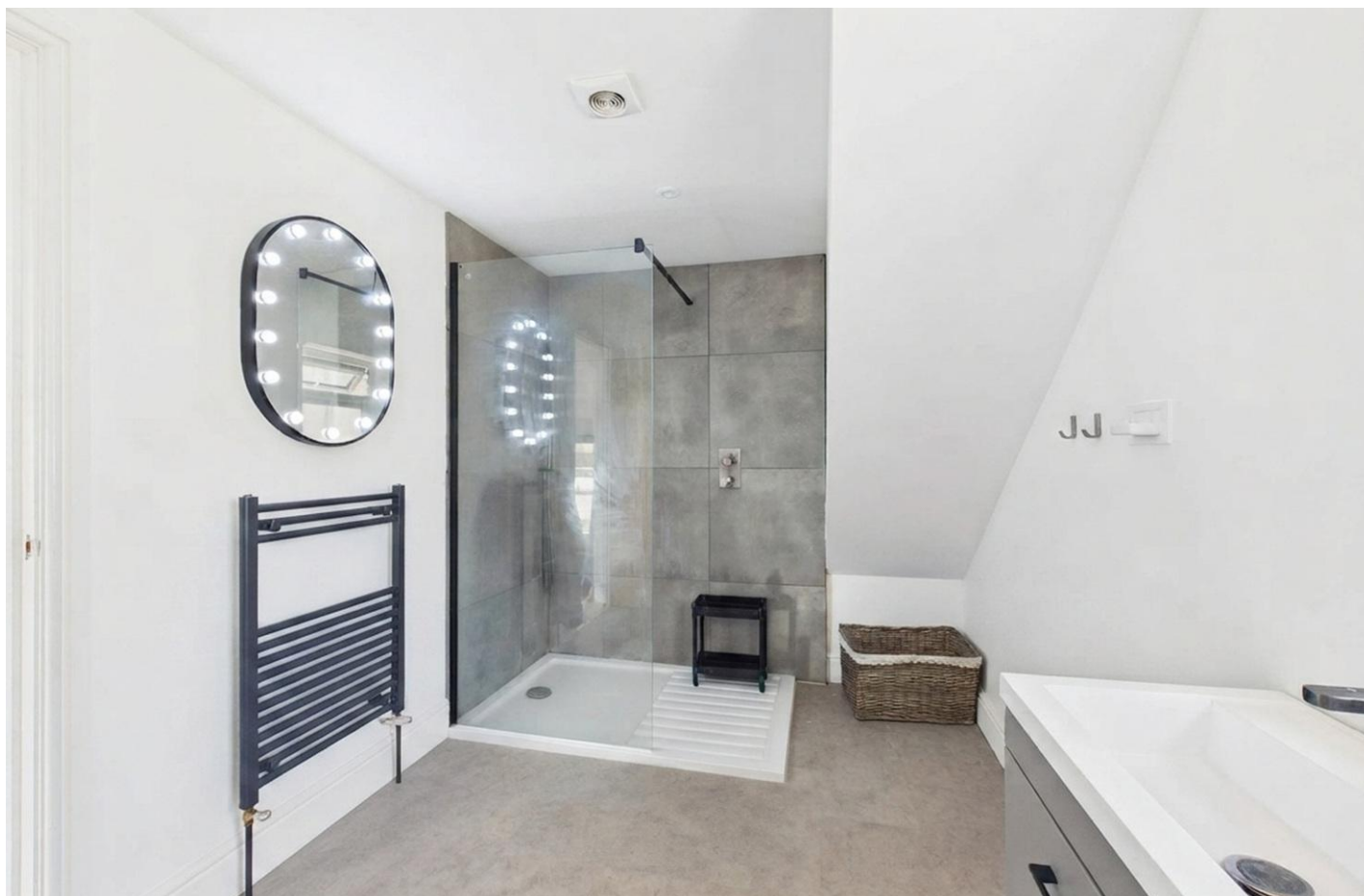
This extended semi-detached chalet bungalow presents an excellent opportunity to create a substantial family home, with generous accommodation and significant potential throughout. Requiring completion, the property benefits from full architectural drawings and planning consent, allowing purchasers to finish the home to their own specification. (Ask Agent for Details)

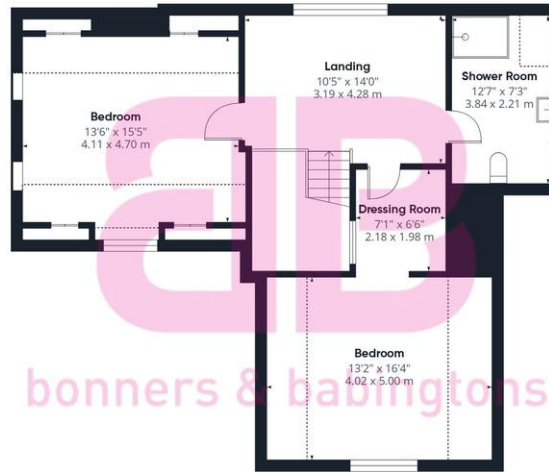
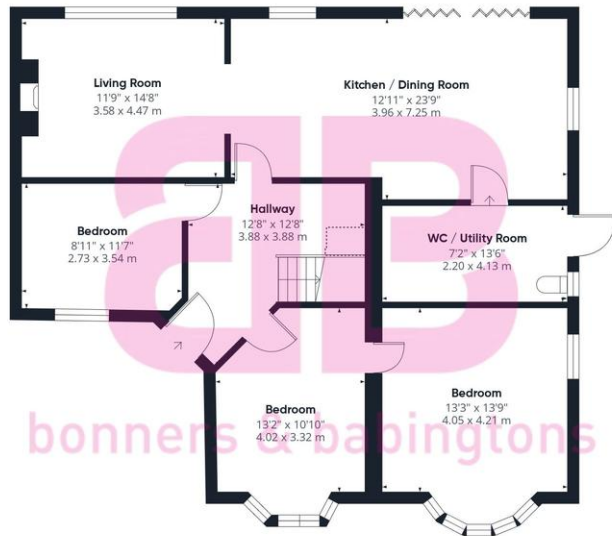
The flexible layout offers four to five bedrooms, complemented by two to three reception rooms, providing versatile living space for growing families or those working from home. A spacious kitchen/diner forms the heart of the property, while a first-floor shower room and a large plant room, with potential for use as a ground floor bathroom, add to its practicality.

Outside, the property occupies a generous corner plot with an extensive garden, offering excellent outdoor space for families, entertaining or future landscaping. A detached garage/outbuilding provides additional storage, workshop space or further potential, subject to any necessary consents.

Situated within sought-after school catchment areas, this property represents a rare opportunity for buyers seeking a spacious home with scope to add value and personalise. The property is being offered for sale due to the vendor's personal circumstances.

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⁾

2004 ft²

186.4 m²

Reduced headroom

166 ft²

15.4 m²

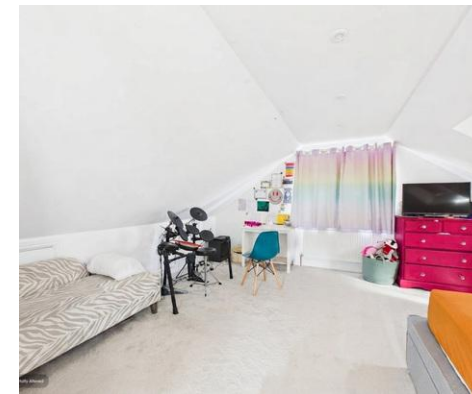
(1) Excluding balconies and terraces

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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