



bonners & babingtons

Allanson Road  
Marlow



Allanson Road  
Marlow  
Buckinghamshire  
SL7 1LF

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**Tenure:** Freehold

**Guide Price:** £675,000

**Local Authority:** BCC

**Tax Band:** D

**EIR:** 69



Tucked away within a peaceful cul-de-sac, this attractive and thoughtfully extended three-bedroom semi-detached home offers generous, well-balanced accommodation, complemented by a delightful south-facing rear garden and excellent off-road parking.

At the heart of the home is the impressive kitchen/dining room, extended to create a wonderfully spacious and sociable setting for everyday family life and entertaining alike. With plenty of room for a substantial dining table, this bright and welcoming space provides the perfect hub of the home. A separate lounge offers a comfortable retreat in which to relax and unwind.

Upstairs, the property provides three well-proportioned bedrooms, served by a family bathroom, making the accommodation ideally suited to couples and growing families.

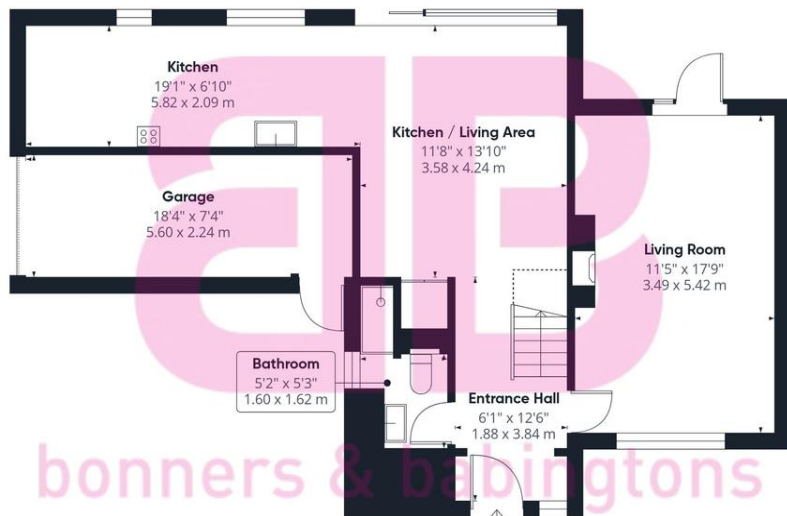
Outside, the south-facing rear garden is a particular highlight, enjoying an abundance of natural sunlight and providing a lovely setting for summer dining, entertaining or simply relaxing outdoors.

To the front, a private driveway provides off-road parking for two cars there is also a garage via side access, offering valuable additional parking and storage.

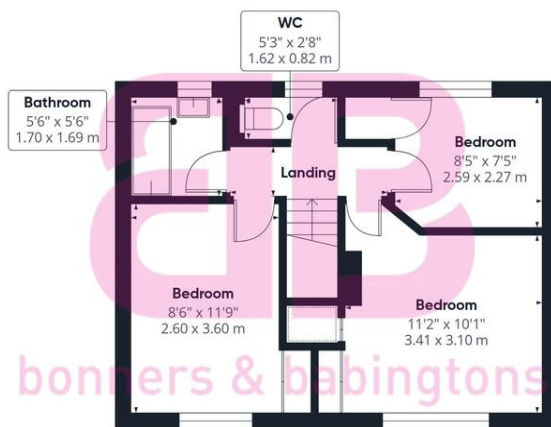
Combining generous extended living space, a sunny rear garden and the tranquillity of a quiet cul-de-sac setting, this appealing semi-detached home offers an excellent opportunity for buyers seeking a comfortable and versatile family property.

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



Floor 1



Approximate total area<sup>(1)</sup>

1130 ft<sup>2</sup>  
105.1 m<sup>2</sup>

Reduced headroom

12 ft<sup>2</sup>  
1.1 m<sup>2</sup>

(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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