

bonners & babingtons

Rookery Court
Marlow
Buckinghamshire
SL7 3HR

£650,000

A beautifully presented four-bedroom home enjoying stunning views across Rookery Park, right in the heart of Marlow, offered to the market with NO ONWARD CHAIN.

Situated within the popular Rookery Court development, this attractive and modern home offers versatile accommodation arranged over three floors, combining contemporary living with a highly convenient town centre location.

The property is presented in neutral décor throughout, creating a light and welcoming feel, ready for its next owners to move straight into. The first floor provides an impressive open-plan kitchen and reception space, offering an excellent area for both everyday living and entertaining, with beautiful views across Rookery Park providing a particularly lovely backdrop.

The accommodation comprises three well-proportioned double bedrooms, together with a further single bedroom, ideal for use as a home office, nursery or guest room. There are also two bathrooms, including a ground floor shower room and a separate family bathroom, alongside a useful ground floor utility room. Further benefits include an integral garage, ideal for storage, two parking spaces and a good-sized enclosed rear garden, mainly laid to lawn, with the added attraction of direct access into Rookery Park.

PLEASE BE AWARE THE IMAGES SHOWN ARE PRE-TENANCY IMAGES



















Marlow

Marlow town centre is a thriving and stylish riverside community with a comprehensive range of shops and excellent pubs and restaurants.

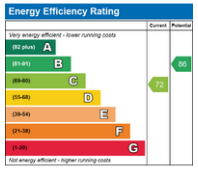
Nearby Marlow Station has a regular train service to London Paddington via Maidenhead (from 44 mins) with links to the City of London, via the Elizabeth Line. Access to the M4 and M40 is via the A404(M) and London Heathrow is approximately 22 miles away.

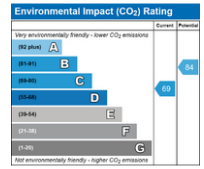
There is a wide range of educational and recreational facilities in the area. Excellent local schools are numerous and include Sir William Borlase in Marlow.

EPC Rating: C

Tenure: Freehold

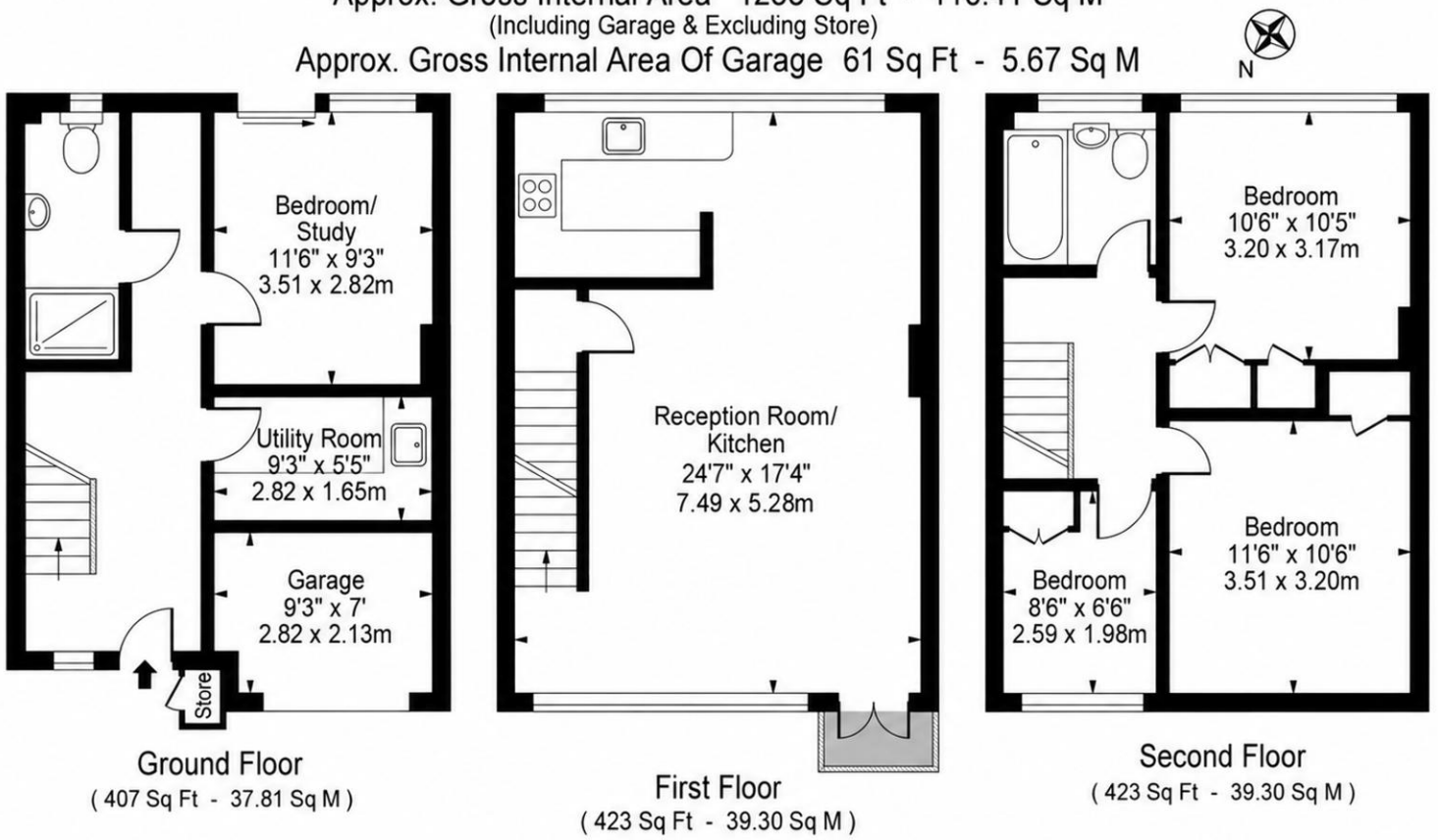
Council Tax Band: E





Rookery Court, SL7

Approx. Gross Internal Area 1253 Sq Ft - 116.41 Sq M
(Including Garage & Excluding Store)
Approx. Gross Internal Area Of Garage 61 Sq Ft - 5.67 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Disclaimer
We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

Anglers Court, Spittal Street, Marlow, Buckinghamshire, SL7 3HJ
01628 333800
marlow@bb-estateagents.co.uk

rightmove OnTheMarket Zoopla.co.uk naea | propertymark PROTECTED