



bonners & babingtons

Marlow Bottom

Marlow



Marlow Bottom Marlow Buckinghamshire SL7 3PH

- Tenure: Freehold
- Price Guide: £475,000
- Local Authority: BCC
- EPC Rating: C (75:86)
- Council Tax Band: D



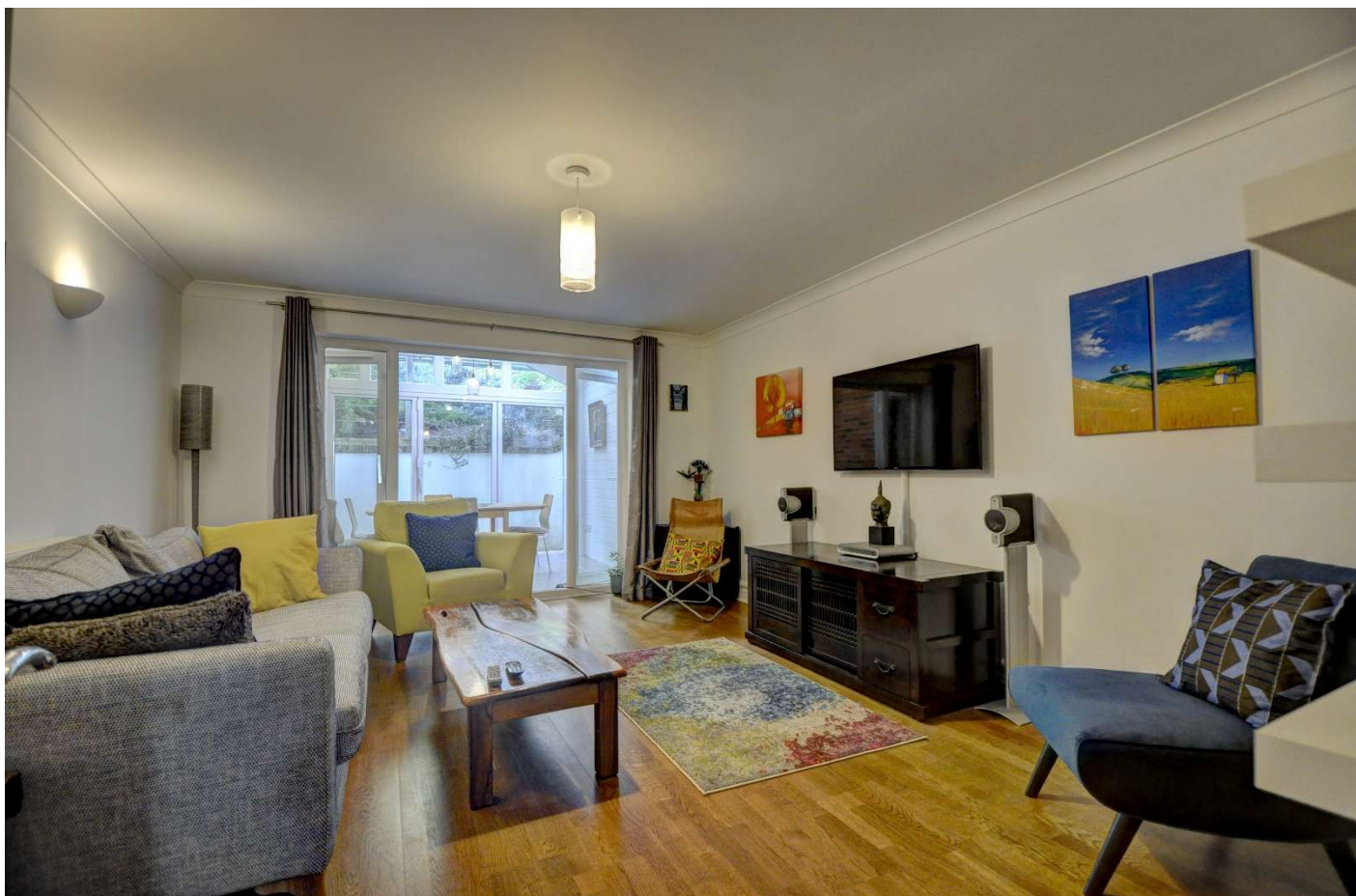
Built about 15 years ago is this superbly presented and rarely available two double bedroom semi detached home almost opposite Burford Primary School and within about 0.4 mile level walk of local shops, restaurant and amenities in the popular village of Marlow Bottom.

The accommodation briefly comprises entrance hall with understairs cupboard with plumbing for washing machine, cloakroom, kitchen/breakfast room with integrated oven, hob and fridge, lounge with built in bookcase, wooden flooring and double glazed doors to a dining room with underfloor heating, vaulted ceiling with velux windows, exposed brick wall and bi-fold doors. On the first floor there is access to loft, master bedroom overlooking the rear garden with fitted wardrobes and en-suite shower room, second double bedroom with fitted wardrobes and a family bathroom. To the front of the property there is paved parking for two cars, side pedestrian access to the landscaped 80' rear garden which is a stunning feature of the property. There is a flagstone patio, stairway up to a tiered garden, and further steps to a paved and pebbled area with fabulous views over the valley and ridge line woods, garden shed at the top of the garden. There is also waterproof electrical sockets and upgraded fencing. Other benefits include double glazed windows, gas central heating and cabling for Sky and Virgin Media.

Marlow Bottom is situated to the north of Marlow town centre, offering its own local shops, restaurant, craft brewery, renowned nursery school and Burford Combined First and Middle School. The town centre of Marlow is a few miles away and offers a more comprehensive range of facilities. Marlow is situated on the banks of the River Thames and is surrounded by beautiful countryside. It is a perfect place for enjoying the river, shopping with a difference, walking around historical buildings, or taking part in the many sports and recreational activities available within the local area. The railway station in Marlow provides access to London (Paddington via Maidenhead) and access to the M4 and M40 is within a short drive. Excellent schools for children of all ages are available in Marlow and surrounding districts.

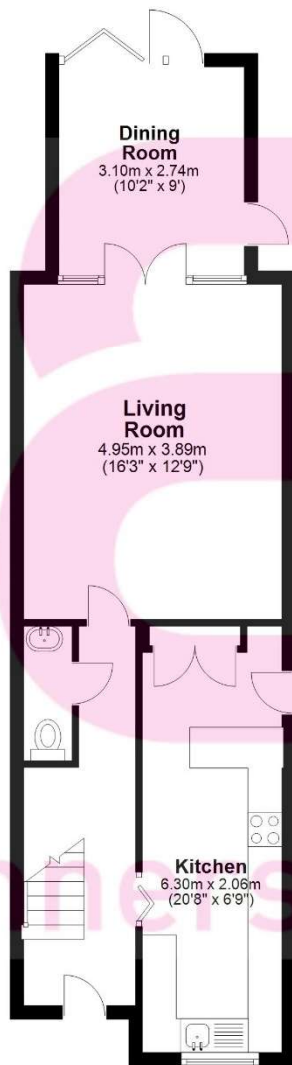


Ideal first home or investment. A SUPERBLY presented and RARELY AVAILABLE semi-detached home built about 15 years ago and situated within a SHORT LEVEL WALK of Burford Primary School.



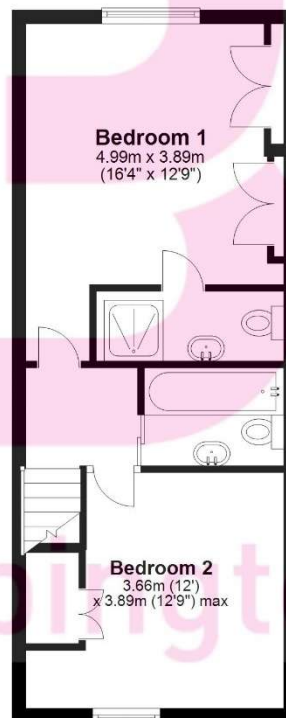
Ground Floor

Approx. 51.2 sq. metres (550.9 sq. feet)



First Floor

Approx. 39.3 sq. metres (422.8 sq. feet)



Total area: approx. 90.5 sq. metres (973.7 sq. feet)

NOT INCLUDING OUTBUILDINGS OR GARAGE This floorplan is not to scale. it is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.
Plan produced using PlanUp.



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