



**AB**  
bonners & babingtons

Seymour Park Road  
Marlow

**Seymour Park Road  
Marlow  
Buckinghamshire  
SL7 3ER**

- 
- Tenure: Freehold
  - Guide Price: £700,000
  - EPC Rating: TBC
  - Local Authority: BCC
  - Council Tax Band: E



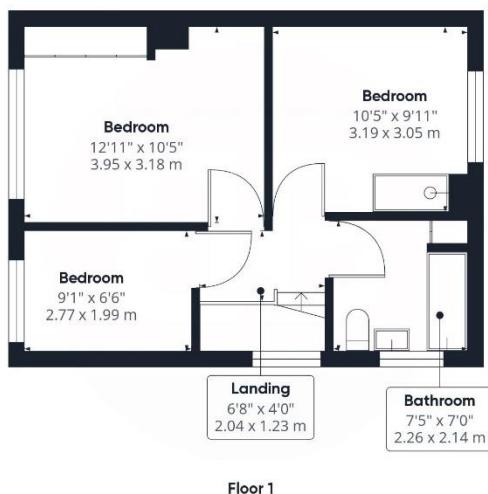
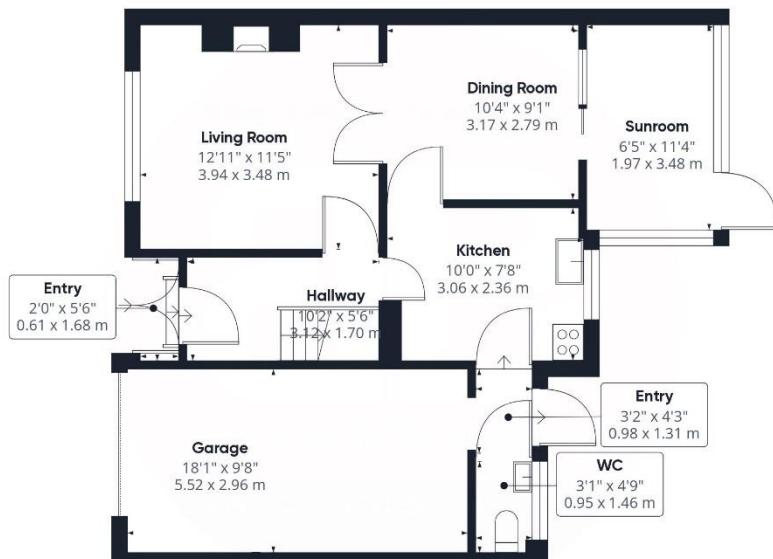
Coming to the market for the first time since it's construction in the 60's this delightful three bedroom semi detached family home is highly recommended for an internal inspection. Briefly comprising two reception rooms, conservatory and kitchen on the ground floor, three bedrooms and a family bathroom on the first floor this property also has an integral garage, downstairs cloakroom, large rear garden and ample parking. As you enter the property there is a welcoming porch leading to the entrance hall, this offer access to first floor, living room and kitchen. The living room is a lovely room with window to front aspect and door through to a separate dining room. The dining room provides access to the conservatory and kitchen which has been refitted from its original format. There is an array of wall and base units, breakfast bar and door through to the garage / cloakroom from the kitchen, there is also a door leading to the rear garden. The conservatory has a pleasant aspect with views up the ample garden and is double glazed to all sides. On the first floor there are three good sized bedrooms and a family bathroom, the master bedroom is to the front aspect as is the third bedroom, the family bathroom and bedroom two have views to the rear over the garden. Bedroom two also benefits from a separate shower unit in the corner of the room ideal for a visiting guests room. Too the outside there is a large rear garden complete with summer house, shed and greenhouse, to the side there is a large garage with ample driveway parking. The obvious benefit to this property is the potential to make it much bigger than its original format and has plenty of scope for extension (STPP).

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 1hr 5 mins) with links to the City of London, further enhanced with the recently opened Crossrail Link from Maidenhead. Access to the M4 and M40 is via the A404(M) and London Heathrow is about 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.

**BONNERS & BABINGTONS offer -  
Situated on an established and  
POPULAR RESIDENTIAL ROAD  
only a fifteen minute walk to  
MARLOW HIGH STREET this three  
bedroom semi detached family  
home has AMPLE ROOM TO  
EXTEND (STPP) and NO ONWARD  
CHAIN.**





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

1065.11 ft<sup>2</sup>  
98.95 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



**ab**  
bonners & babingtons

3 Anglers Court, Spittal Street,  
Marlow, Bucks, SL7 3HJ

01628 333800

[www.bb-estateagents.co.uk](http://www.bb-estateagents.co.uk)

rightmove.co.uk  
The UK's number one property website

PrimeLocation.com

Zoopla.co.uk

#### 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