



bonners & babingtons





# Willowmead Square Marlow Buckinghamshire SL7 1HP

- Tenure: Freehold
- Guide Price: Price £500,000
- Buckinghamshire Council
- EPC Rating D
- Council Tax Band D





Situated on a pleasant and quiet residential road this three bedroom terrace home requires a degree of cosmetic refurbishment but could be a fantastic first home.

On entering the property there is a large open hallway offering access to the living room, dining room and stairs to first floor. On entering the living room there is a nice 'L' Shaped room in front of you with door through to the kitchen and doors leading to garden. The kitchen has been refitted with wall and base units, work surfaces and plumbing / space for the non-integral appliances and door leading to the garden. On the ground floor there is also a separate dining room which comfortably accepts a six to eight seater dining table and has a window to front aspect. The property does require a degree of modernisation and decoration but could be an ideal family home.

On the first floor there are three good sized bedrooms and a family bathroom as well as access to the loft void. To the outside of the property there are front and rear gardens as well as off street parking. The rear garden is mainly laid to lawn with mature trees and shrubs, there is also a patio area ideal for alfresco dining.

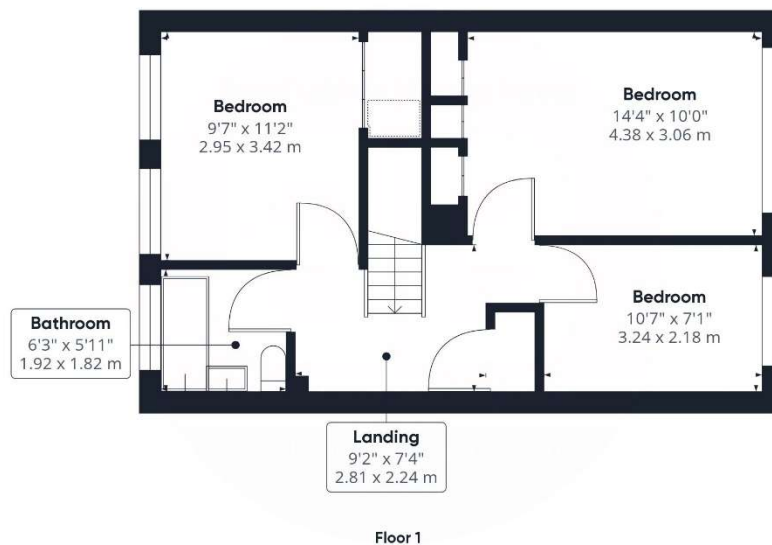
The front garden is also laid to lawn with flower beds and shrubs and the driveway is large enough for one vehicle.

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.





**Approximate total area<sup>(1)</sup>**  
1001.84 ft<sup>2</sup>  
93.07 m<sup>2</sup>

(1) 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.

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