



Bonners & Babingtons

Marlow Bottom

Marlow

**Marlow Bottom
Marlow
Buckinghamshire
SL7 3LZ**

- Tenure: Freehold
- Price: OIEO £950,000
- Council Tax Band: F
- Local Authority: BCC
- EPC Rating: C



BONNERS & BABINGTONS offer - A STUNNING and contemporary DETACHED four bedroom FAMILY HOME situated in the ever popular location of MARLOW BOTTOM close to local shops, schools and amenities. With a south facing rear garden, garage and parking this property is highly recommended for viewing.



In our opinion this is contemporary living at it's finest, the current owners have made this property a stunning example of "thinking outside the box" when it comes to design! As you enter the property even the hallway gives you the impression you are about to see something special and this does not disappoint. Moving down the hallway there is a cloakroom in a subtle and secluded under stair location to your left and then double doors leading to the main living area of the property. This is the WOW factor and hub of the house, with its open plan living style incorporating a lovely seating area, with gas fired log burner, bi-fold doors to garden it offers a delightful place to sit and unwind of an evening. There is also a wonderful dining area with room to accept a good sized dining table, window with views over the rear garden and double doors to the kitchen. Moving into the kitchen you are greeted by a state of the art working environment with a range of storage cupboards, work surfaces and induction hob with retractable extractor . Moving upstairs you have three comfortable double bedrooms, a further good sized fourth bedroom, an amazing family bathroom and en suite to the main bedroom.

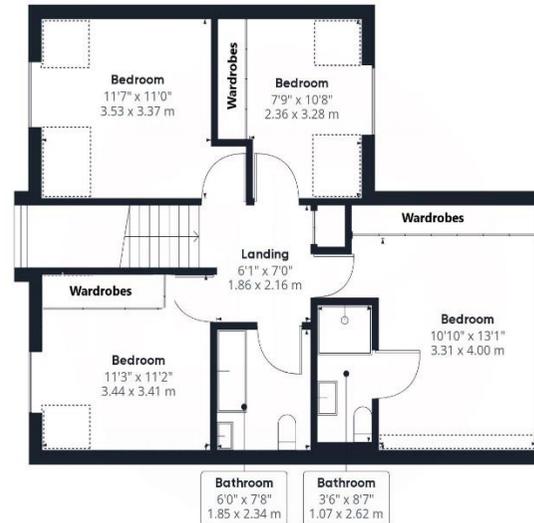
Outside there is a large south facing rear garden with patio area ideal for alfresco dining and seating area to enjoy the sunshine. The remainder of the garden is mainly laid to lawn with mature trees and shrubs rising gently to the rear where you will find a woodland backdrop with access to walks and countryside. To the front of the property there is ample parking and a further attached garage for parking / storage.

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.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1577.08 ft²

146.52 m²

Reduced headroom

92.58 ft²

8.6 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE 360



bonners & babingtons

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

01628 333800

www.bb-estateagents.co.uk



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