



bonners & babingtons

NEW ROAD  
MARLOW BOTTOM



New Road  
Marlow Bottom  
Buckinghamshire  
SL7 3NG

**Tenure:** Freehold

**Price:** OIRO £850,000

**Local Authority:** BCC

**Council Tax Band:** F

**EPC Rating:** D

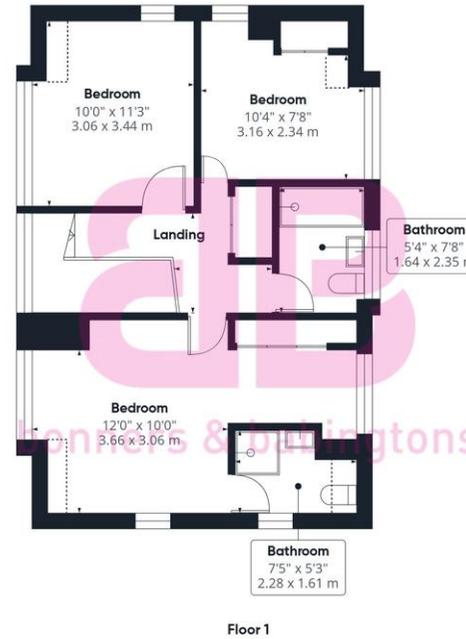
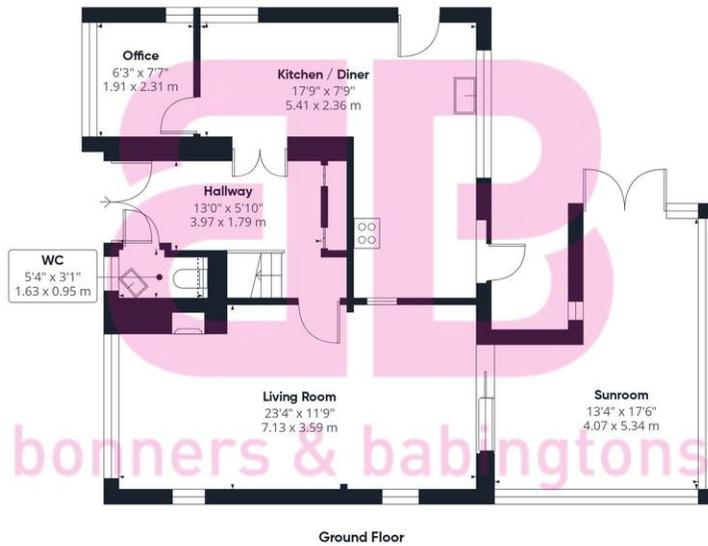


Bonnars & Babingtons are delighted to offer to the market this spacious three bedroom detached family home situated on a popular residential road in Marlow Bottom. On entering the property you are greeted by an open and airy entrance hall with doors to cloakroom, kitchen and living room. The kitchen is a lovely sized 'L' shaped kitchen / diner with ample storage cupboards, space for free standing and integral appliances door to office and side entrance. The office offers a great space for home workers or could be a great hobby room. The living room is a generous space with feature fireplace and doors leading through to the conservatory. The conservatory is a light and airy space, comfortably big enough for a dining area and has doors leading to the lovely gardens at the rear. Moving to the first floor there are three good sized bedrooms, the master having a dressing area and an en suite shower room. The property was originally a four bedroom layout which has been altered by the current owner but could easily be converted back to a four bedroom if required.

Outside there is a lovely, well maintained garden which is mainly laid to lawn with raised borders, wooden shed, side entrance and patio area ideal for alfresco dining. To the front there is ample parking for multiple vehicles.

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.





Approximate total area<sup>m</sup>

1401 ft<sup>2</sup>

130.1 m<sup>2</sup>

Reduced headroom

19 ft<sup>2</sup>

1.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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**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