



bonners & babingtons

Wycombe Road  
Marlow





Wycombe Road  
Marlow  
Buckinghamshire  
SL7 3JH

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**Tenure:** Freehold

**Guide Price:** OIRO £900,000

**Local Authority:** BCC

**Council Tax Band:** F

**EER:** 69





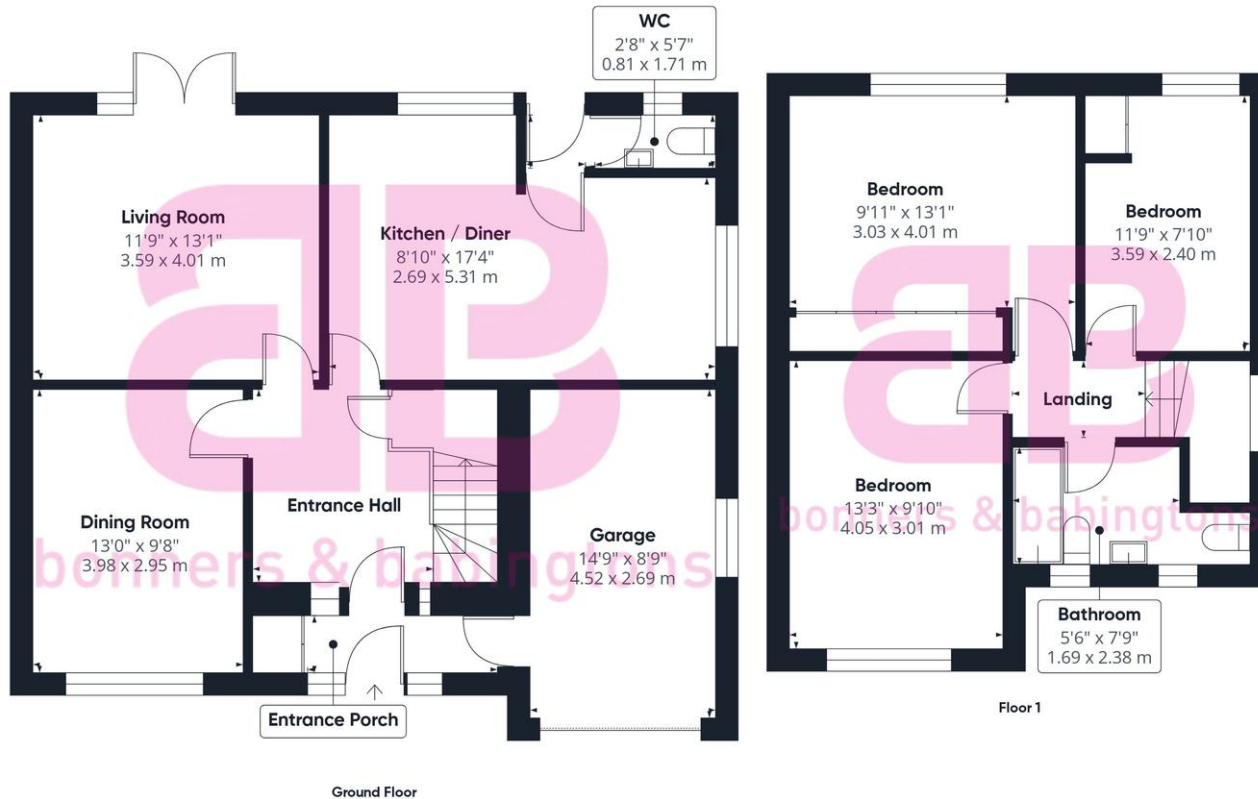
Offered to the market for the first time in many decades this delightful detached house is situated on an established residential road a short level walk to Marlow Town Centre. Although requiring modernisation throughout this property has a wealth of potential and could be a wonderful substantial home for the new owner.

Briefly comprising two reception rooms, breakfast kitchen and cloakroom on the ground floor, three double bedrooms and family bathroom on the first floor this property also benefits from an integral garage, south east facing garden and ample off street parking.

Available with no onward chain this property is an ideal project for that buyer with the vision to make this the perfect family home!

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 44 mins) with links to the City of London, via the Elizabeth Line. Access to the M4 and M40 is via the A404(M) and London Heathrow is approximately 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>**  
1225 ft<sup>2</sup>  
113.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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#### Disclaimer

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