





# Wycombe Road Marlow Buckinghamshire SL7 3HU

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- Tenure: Freehold
- Guide Price: £455,000
- Buckinghamshire Council
- EPC Rating E
- Council Tax Band D





This superb period home oozing with character and has driveway parking plus is only a short five minute walk to Marlow High Street. As you enter the property you are greeted with a lovely living room with many original features including fireplace and natural timber floors. Moving through the living room you enter the 'open plan' kitchen/dining room which again has retained many original features and offers a lovely space to sit and eat with your family of friends. The kitchen is open plan to the dining room with a range of wall and base units with work surfaces, space and services for appliances, skylight and door through to utility room. From the utility room there is access to the bathroom and door to rear garden.

Moving upstairs you will find two good size bedrooms both carrying the character theme, the main bedroom still has the original fireplace and the second bedroom overlooks the rear garden with over stairs storage.

On the outside there is a private and secluded rear garden with a delightful decked area ideal for alfresco dining area and lawn beyond. To the front there is off street private parking.

Marlow town centre is a thriving and stylish riverside community with a comprehensive range of shops and excellent pubs and restaurants.

Nearby Marlow Station is a ten minute walk and 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 Crossrail Link from Maidenhead. Access to the M4 and M40 is via the A404(M) and London Heathrow is about 22 miles away.

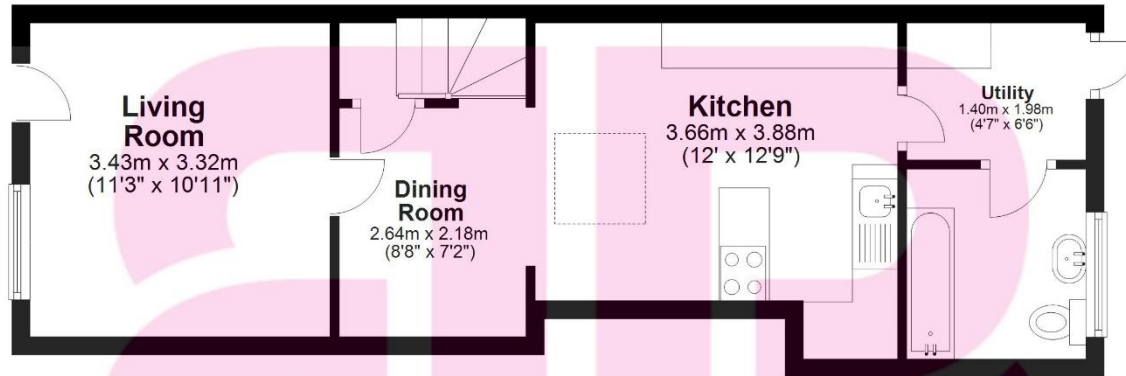
There is a wide range of educational and recreational facilities in the area. Excellent local schools are numerous and include Sir William Borlase Grammar School in Marlow.





## Ground Floor

Approx. 40.2 sq. metres (432.4 sq. feet)



## First Floor

Approx. 21.0 sq. metres (225.9 sq. feet)



Total area: approx. 61.2 sq. metres (658.3 sq. feet)

NOT INCLUDING OUTBUILDINGS OR GARAGE This floorplan is not to scale. it is to be used for guidance and illustrative purposes only.  
Accuracy is not guaranteed.  
Plan produced using PlanUp.



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