



Campbell Road  
Marlow

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bonners & babingtons



# Campbell Road, Marlow, Buckinghamshire, SL7 3GZ

- Exclusive Development
- 5 Bedrooms
- 3 Reception Rooms
- 3 Bathrooms
- `Open Plan` Kitchen/Diner
- Secluded Rear Garden
- Good School Catchments
- Excellent Transport Links
- High-End Specification
- Contemporary Interior

Guide Price £1,300.000



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

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## Marlow

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.



## Description

Built to the highest standards in 2013, this elegant executive 5 bedroom detached home is one of the largest on this exclusive development and is situated in a prime position. The accommodation briefly comprises entrance hall, cloakroom, living room with double doors opening onto the rear entertaining terrace, a fabulous `open plan` kitchen/dining room with integrated appliances and study/family room. On the first floor there are 4 generous bedrooms, one with en suite shower room and a principle bathroom. On the first floor there is a master bedroom suite with good size dressing room and further en suite shower room.

The property also benefits from gas central heating, UPVc double glazing and solar panels

## Outside

Outside the rear garden enjoys a private sunny aspect with paved terrace ideal for alfresco dining, a good size single garage with pitched roof for storage and driveway parking.

Excellent primary and secondary schools are within walking distance including Holy Trinity & Sandygate primary schools and Sir William Borlase Grammar School.





### General Remarks and Stipulations

#### Tenure

Freehold

#### Services

Mains Gas, Water, Electric

#### EPC Rating

Rating B

#### Local Authority

Buckinghamshire Council

Tax Band G

#### Post Code

SL7 3GZ

### Viewing

Strictly by appointment with Bonners & Babingtons

### Fixtures and Fittings

To be confirmed

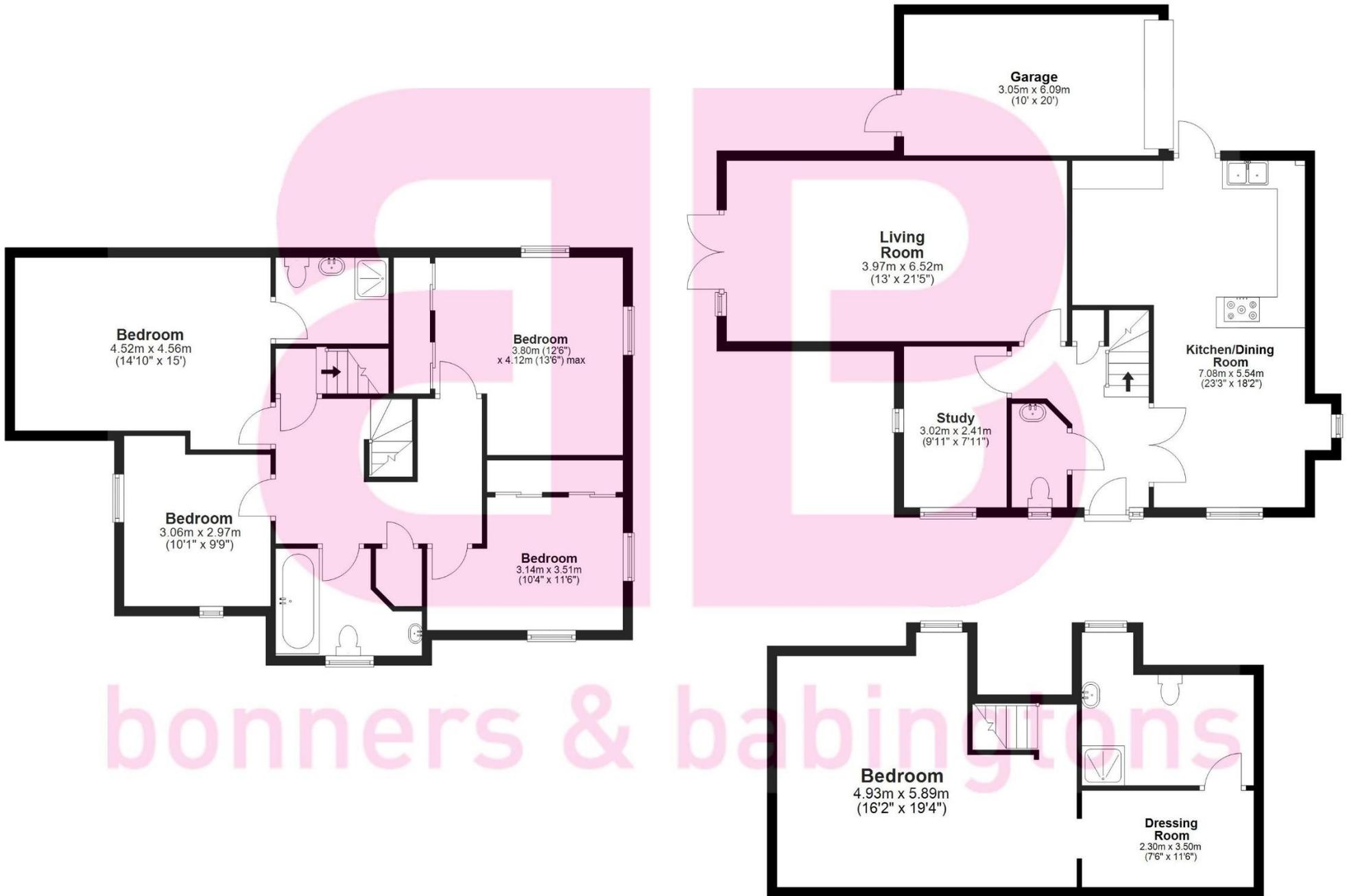
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Total area: approx. 217.5 sq. metres (2340.8 sq. feet)

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.

