



bonners & babingtons

The Croft
Marlow



The Croft Marlow Buckinghamshire

Tenure: Freehold

Price: £475,000

Local Authority: BCC

Council Tax Band: D

EIR: 70

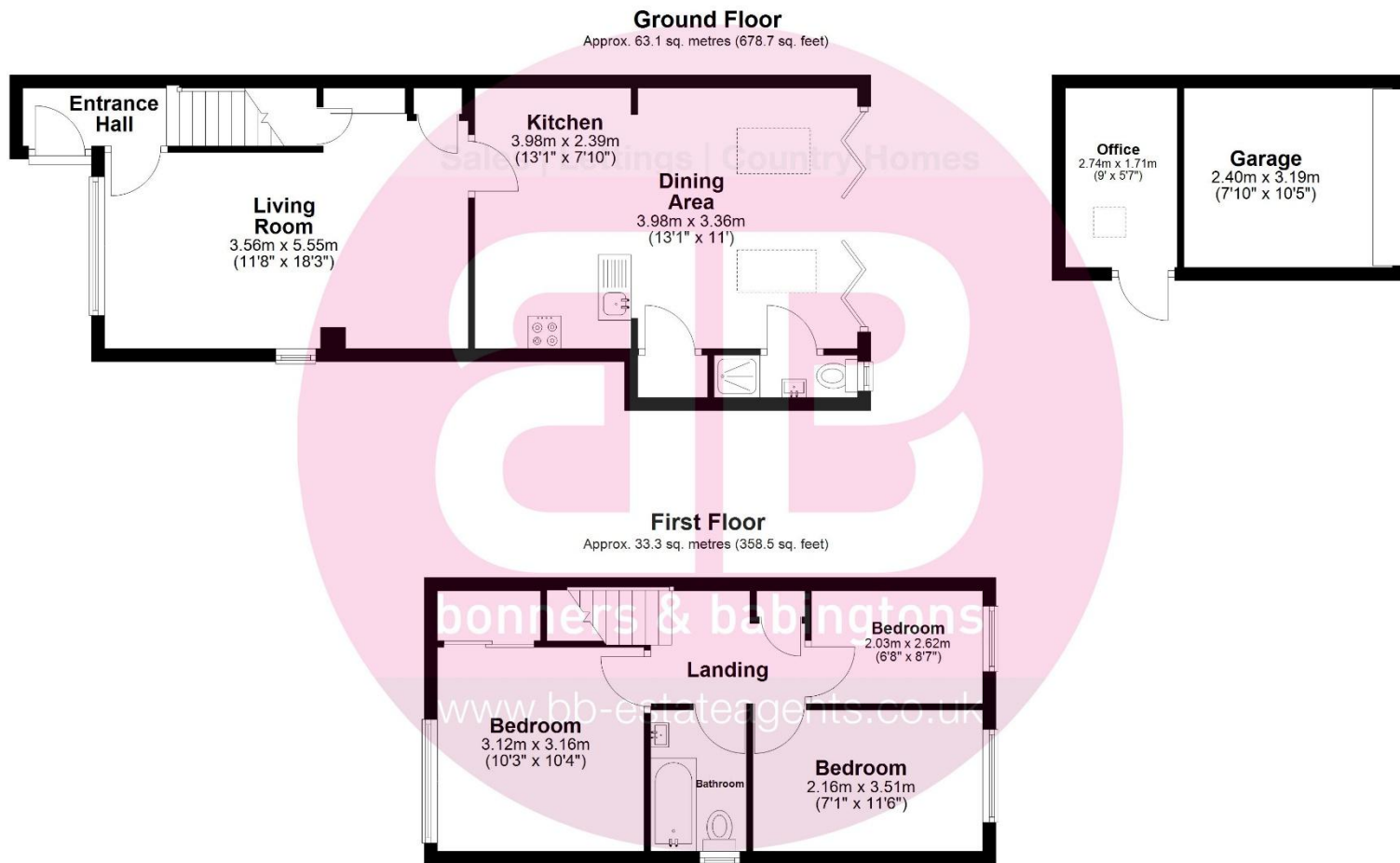


Situated in a secluded traffic free location approximately one mile east of Marlow Town Centre this fantastic three-bedroom end terrace home has been extended to the rear to provide useful additional living space. On entering the property you are greeted by an entrance hall providing access to the living room and stairs to first floor. The living room is a light and airy space ideal for unwinding after a long day with windows to front and side aspects, two storage cupboard and door to the dining kitchen. As you enter the kitchen you can clearly see what the owners have done to create additional living space to the rear of the property. This superb space comprises a fitted kitchen with ample storage units, space and services for appliances and a breakfast bar. Beyond the kitchen is a superb dining area with bi-fold doors onto the south facing gardens, Velux windows and a large storage cupboard next door to a very useful additional shower room / cloakroom. On the first floor you will find three good sized bedrooms comprising a double room, large single bedroom and a well-proportioned third bedroom as well as a family bathroom.

On the outside there is a low maintenance south facing garden with a covered patio area, side access and also an insulated purpose built office ideal for home workers with internet, heating and roof light. Behind the office is the garage which is an ideal storage area or workshop and there is a parking space right next to the rear gate. To the front of the property there is a fenced & gated small garden leading to a secluded and child safe, traffic-free lawned area accessed by a footpath.

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.





Total area: approx. 96.4 sq. metres (1037.2 sq. feet)



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