



anners & babingtons

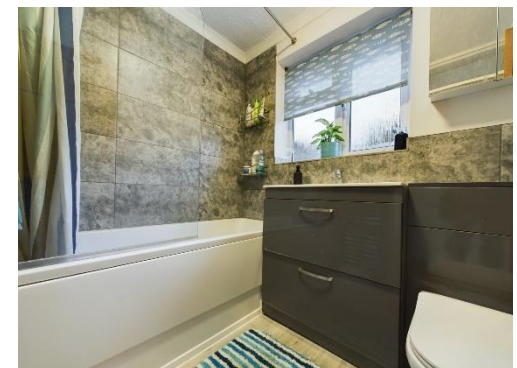
The Orchard  
Marlow





The Orchard  
Marlow  
Buckinghamshire  
SL7 3EF

- Tenure: Freehold
- Guide Price: £550,000
- Local Authority: WDC
- Council Tax Band: D
- EPC Rating: C





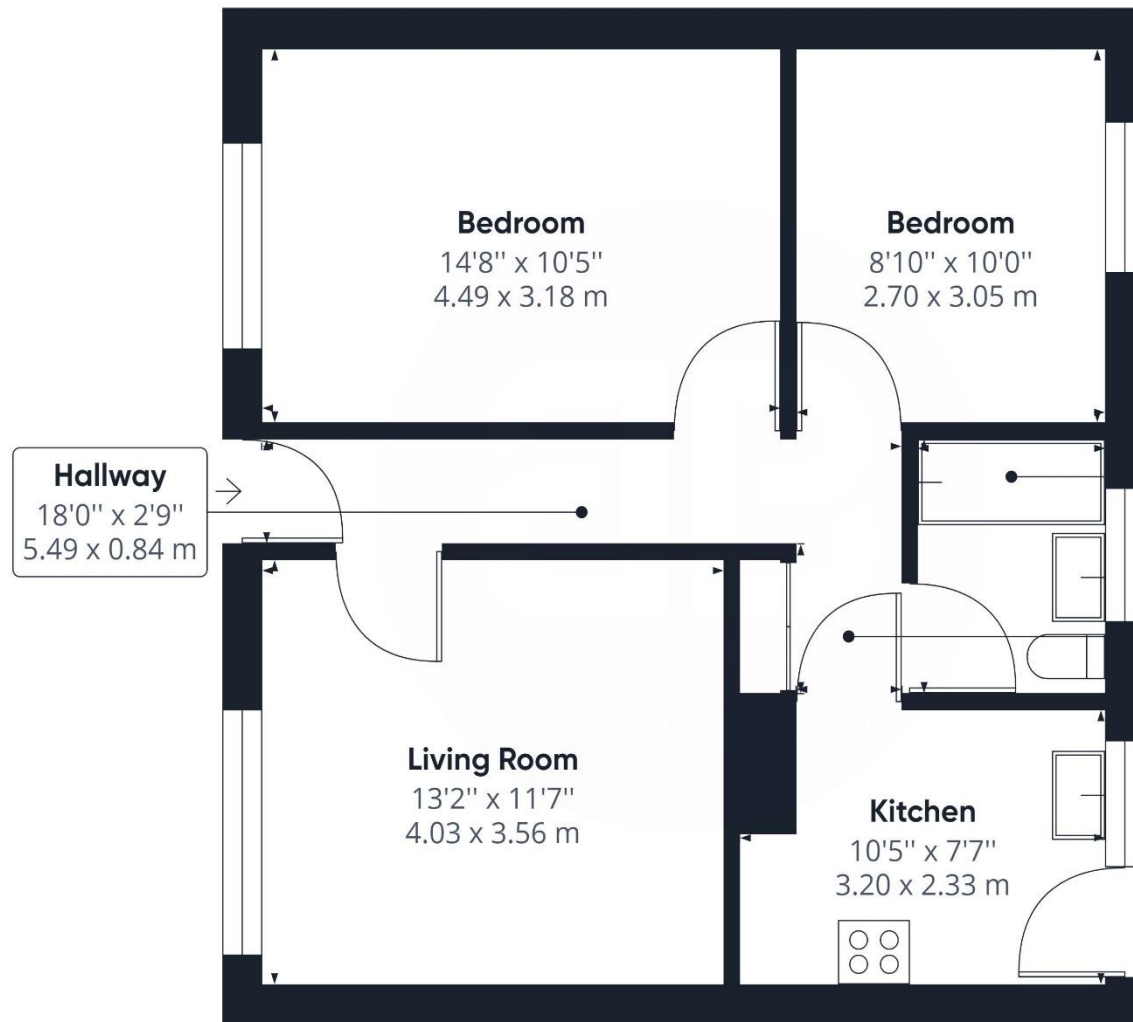
Nestled within a secluded location in an already secluded cul-de-sac this delightful two bedroom terraced bungalow has been refurbished by the current owner and is ready to move in to. Walking through the good sized front garden you appreciate the secluded feel to the property as you reach the front door. Entering the property you are greeted by a long hallway offering access to all the rooms in the property. Immediately to your right there is a lovely living room with a large window to the front aspect, to the left is the main bedroom again with window to the front easterly aspect. Moving along the hallway there is the second bedroom to your left with a rear aspect window, next to this is the refitted bathroom and then you move into the refitted kitchen with door leading onto the low maintenance courtyard rear garden.

Outside there is a parking area and a garage located in a near by block, there are also local shops and amenities a short walk up Oak Tree Road and the town centre is a short level walk of approximately 10 minutes.

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 1hr 5 mins) with links to the City of London, further enhanced with the recently opened 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 in Marlow.

**BONNERS & BABINGTONS offer -**  
**Situated in a SECLUDED CUL-DE-**  
**SAC location this delightful TWO**  
**DOUBLE BEDROOM terraced**  
**bungalow is ideal downsize or first**  
**time buyer opportunity. With local**  
**shops and amenities only a short**  
**walk away and the town centre is**  
**also a level 10 minute walk.**





Approximate total area<sup>(1)</sup>

594.48 ft<sup>2</sup>  
55.23 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



bonners & babingtons

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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