



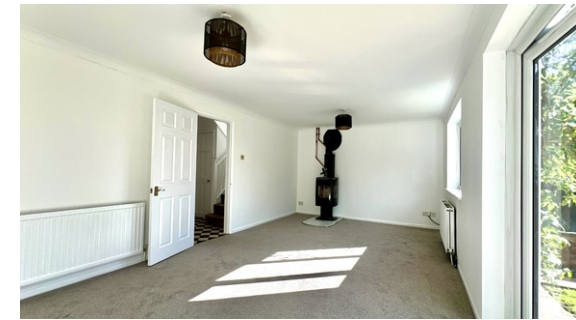
4 Bedroom Link Detached House
Little Marlow Road

Thames &
Country

OIEO £600,000

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172 Little Marlow Road, Marlow, SL7 1HX



Versatile accommodation currently comprising four standard double bedrooms plus a study, with potential to reconfigure as a luxury three-bedroom property with ground floor study/small double room
Spacious, light-filled lounge featuring a premium modern wood-burning stove with heat-radiating ambient stone and French double doors leading to the garden

Extensive kitchen-diner acting as the home's hub, with double aspect windows and French doors, complemented by a converted utility room/pantry space (please note: requires new kitchen and appliances)

Garage with valuable loft storage, partially converted to create utility/pantry area, accessible directly from the kitchen
Recently redecorated throughout almost every room, presenting a fresh and modern appearance

Luxurious upstairs bathroom featuring floor-to-ceiling white marble tiles, contemporary white suite, and walk-in shower
Impressively sized, completely private and quiet rear garden, not overlooked, with country-style gazebo for alfresco dining

Excellent potential to extend this already generous plot, subject to obtaining relevant planning permissions
Uniquely convenient location with a 24-hour shop next door for all essential needs

Prime position opposite Great Marlow School, ideal for families

Outstanding Transport links: 0.9 miles Marlow centre, exactly 1 mile to Marlow Train Station (9 minutes drive),
4.1 miles to High Wycombe Station (12 minutes drive), and 8.3 miles to Maidenhead station

Unexpected setting in a private cul-de-sac of only four properties, offering a perfect balance of privacy and community

Thames & Country, Marlow International Parkway Marlow Buckinghamshire SL7 1YL

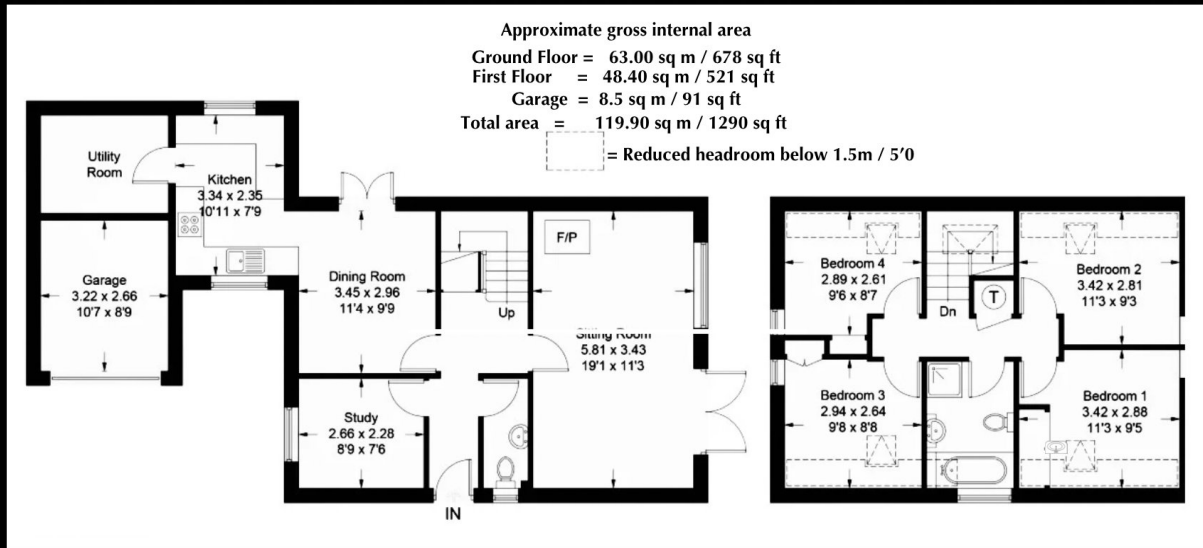
hello@thamesandcountry.co.uk 01628474000 www.thamesandcountry.co.uk

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		91
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		90
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

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172 LITTLE MARLOW ROAD



<p>Approx Gross Internal Area</p> <p>111.40 m²</p> <p>1,194.4 Sqft</p>	<p>Garage</p> <p>8.5 m²</p> <p>91.48 Sqft</p>	<p> 4</p> <p> 1</p> <p> 1</p> <p> 3</p> <p> 1</p>
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Thames & Country ©2023

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