



A lovely modern home in a cul-de-sac location

54 Campbell Road, Marlow, Buckinghamshire SL7 3GZ

Freehold



Superbly spacious with five/six good bedrooms

- Immaculately presented and modern throughout
- Lovely cul-de-sac location with pretty outlook
- Three modern en suite bath/shower rooms
- Pretty rear garden and frontage
- Convenient location for Great Marlow School

Introduction

A superb modern home in excellent decorative order throughout

Distances & Times

Marlow High Street – 0.8 miles;
Marlow Station – 1.0 mile.

Situation

Campbell Road is a modern cul-de-sac of family homes perfectly situated for access to Great Marlow School. Being less than a mile to the town centre and station, along with easy access to the M40 Handcross roundabout.

Marlow town offers a superb range of retailers, with an eclectic mix of local independent and national retailers. There are numerous bars, cafes and restaurants dotted around the town offering destinations for any occasion. The town itself is situated on the banks of the River Thames and the Thames Path follows the river through the town.

Just outside the town, the area opens out to glorious rolling countryside and a designated Area of Outstanding Natural Beauty. Outdoor pursuits are numerous, as are golf, football, cricket and rugby clubs.

For commuters, the town has a train station to Paddington (via Maidenhead) and the M40

motorway is accessed from the A404(M) which passes the town.

Accommodation

The attractive home is accessed through a landscaped frontage and driveway, which provides parking and access to the integral garage.

To the ground floor there is a superb and spacious kitchen/breakfast room overlooking the pretty rear garden, the kitchen being fitted with modern attractive units. There is a useful door from the breakfast room into the garage, which could double use as a utility room. To the front of the house is a bay-fronted sitting room, a good size with views to the front over the landscaped grounds. A separate reception room to the rear is ideal either for a formal dining room or for families, a television/play room. To the first floor are four good double bedrooms with two modern en suite shower rooms and a family bathroom. There is also a further single bedroom or study. To the second floor is a great size double bedroom with en suite bathroom, perfect for use as a grand master or guest bedroom.





To the rear of the house is a pretty garden, landscaped and walled with access from the breakfast room and dining room/television room. The garage is integral to the house with door to the kitchen/ breakfast room.

Directions

From the top of Marlow High Street (by the memorial roundabout) turn right onto Dean Street and continue to the min-roundabout, turning right. After the pedestrian crossing branch left onto Wycombe Road, continue for about half a mile where Campbell Road can be found on the right hand side.

Local Authority

Wycombe Council – Band G

Tenure

Freehold with vacant possession.

Services

All mains services.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.



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Approximate Area 202.7 sq m / 2182 sq

Garage 18.2 sq m / 196 sq ft

Total 220.9 sq m / 2378 sq ft



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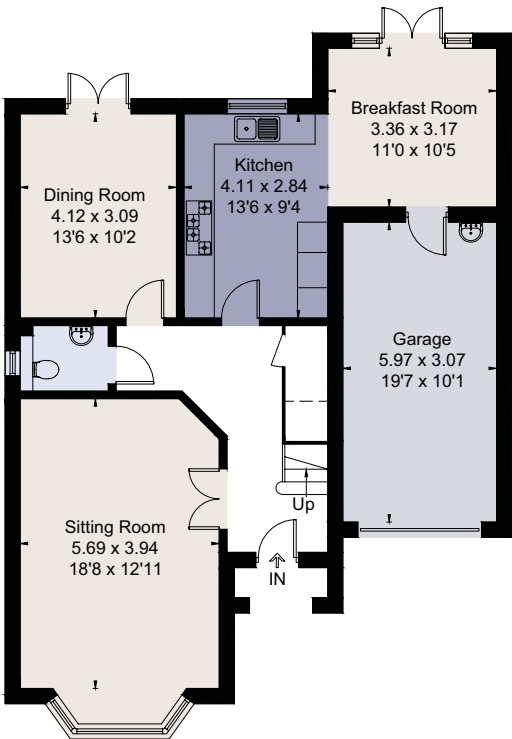
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Richard Maby

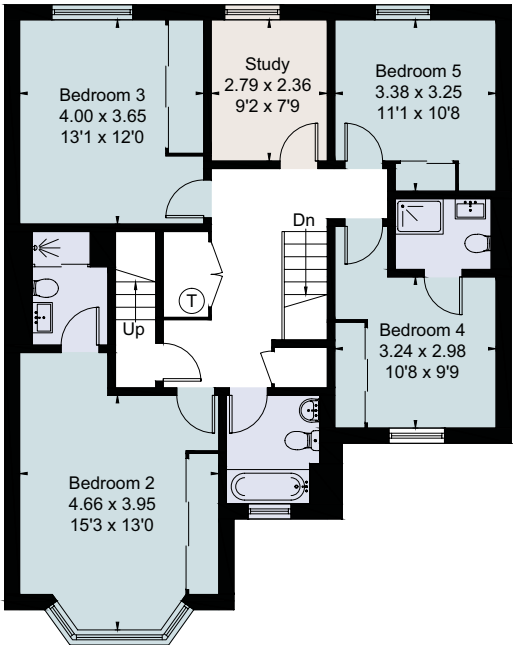
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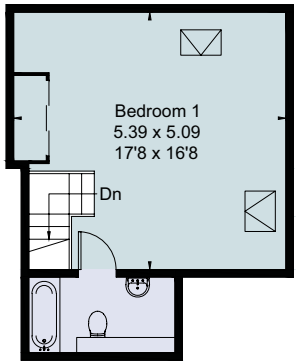
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Ground Floor

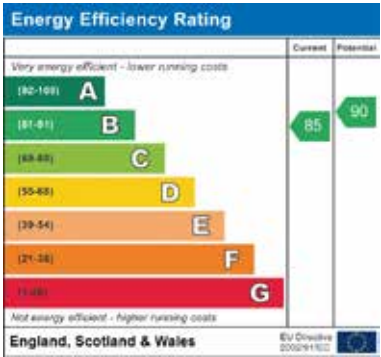


First Floor



Second Floor

□ = Reduced head height below 1.5m



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