



Superbly located and spacious town house

2 Carlton Place, Marlow, Buckinghamshire SL7 1AL

Freehold



Superbly located modern townhouse • Good size rooms throughout • Private gated parking • Ideal for station and town access • Modern interior in a neutral design • Large living room with bi-fold doors

Introduction

Situated in a superb gated development in the town centre is this lovely modern townhouse, offering good size rooms throughout.

Distances & Times

Marlow Station – 0.3 miles,
Marlow High Street – 0.5 miles.

Situation

Carlton Place is an impressive modern gated development off Dedmere Road/Station Road in the centre of Marlow. Built by Michael Shanly in 2012 to a high specification. It is ideally located for access to the town centre and station.

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

A gated frontage leads into the lovely landscaped communal grounds, where private allocated parking is provided in front of the house.

To the ground floor there is a particularly spacious 26ft x 16ft living room that extends to the rear and through bi-fold doors out to the garden. The kitchen is extended from original with integrated appliances and now has ample space allowing for flexibility.

The first floor consists of three bedrooms all with fitted wardrobes while the master bedroom benefits from an en-suite shower room there is a family bathroom on this floor.

The second floor consists of one further double room enjoying an en-suite shower room and further storage solutions.

The rear garden is enclosed, with a south east aspect and mostly laid to lawn with mature shrubs and bushes, there is a patio area ideal for entertaining.





Directions

From the bottom of Marlow's High Street (at the double mini-roundabout) head east along Station Road for about half a mile, where Carlton Place can be found on the right hand side of the road through a gated entrance.

Local Authority

Wycombe Council – Band F

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.

Postcode

SL7 1AL



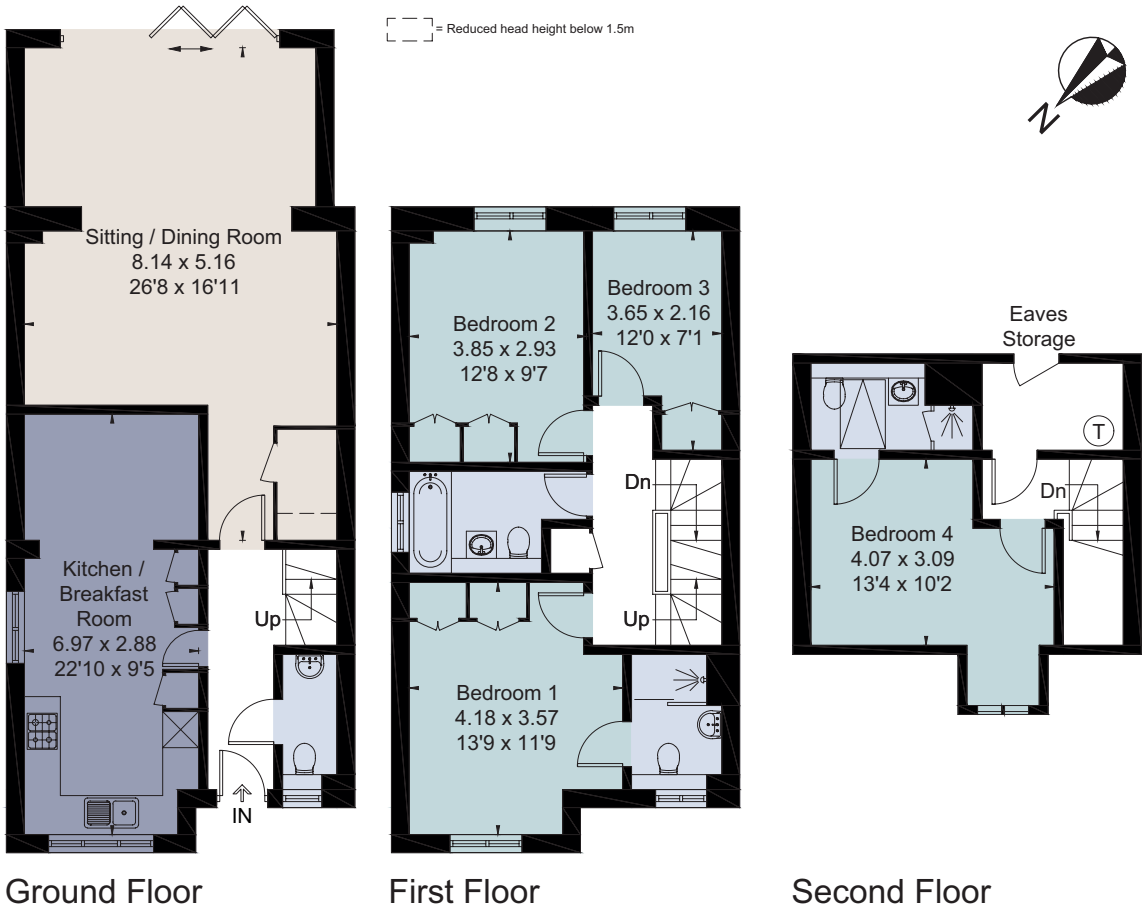
2 Carlton Place, Marlow, Buckinghamshire SL7 1AL
Approximate Area 141.4 sq m / 1522 sq ft
Including Limited Use Area (0.4 sq m / 4 sq ft)



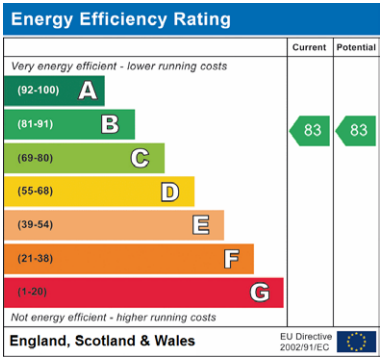
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Richard Maby
Savills Marlow
01628 481 373
marlow@savills.com



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