



A beautifully presented home in the heart of Marlow

**9 Portland Crescent, Marlow, Buckinghamshire, SL7 2FQ**

Price on Application - Freehold

savills



An attractive modern home • Situated in a convenient central position • Beautifully presented throughout • Stylish kitchen and bathroom • Residents parking • Communal gardens

### Introduction

A well appointed and beautifully presented home situated in a popular and highly convenient town centre location

### Distances & Times

Marlow High Street – 0.3 miles,  
Marlow Station – 0.6 miles

### Situation

Portland Crescent is part of a modern and attractive development situated in a highly convenient central position within Marlow town centre.

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 front door opens into a lovely spacious sitting room with large deep window allowing an abundance of natural light.

A central hallway leads into the family room enjoying a double aspect and providing flexible accommodation.

The well appointed and stylish kitchen features fitted units and some integral appliances as well as providing direct access to the rear garden.

The first floor consists of two double bedrooms with bedroom one featuring fitted wardrobes. Both bedrooms are served by a generous bath/shower room situated to the rear of the property.

The rear garden is a good size and low maintenance with large split level patio area providing an ideal space for entertaining. A shed is situated to the rear of the garden with a gate for separate access.

There is designated paved driveway parking to the front and communal area adjacent to the property.





**Directions**

Head south on Marlow high street towards the bridge and turn right onto Pound Lane. At the roundabout turn right onto Portland Mews where the property can be found after a short distance on the left hand side.

**Local Authority**

Wycombe Council – Band E

**Services**

All mains services.

**Tenure**

Freehold with vacant possession.

**Energy Performance**

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

**Viewing**

Strictly by appointment with Savills.



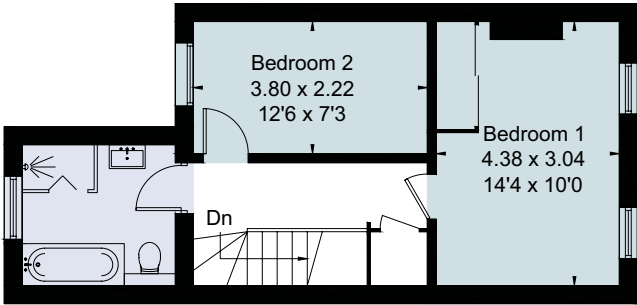
9 Portland Crescent, Marlow, Buckinghamshire, SL7 2FQ  
Approximate Area 83.9 sq m / 903 sq ft



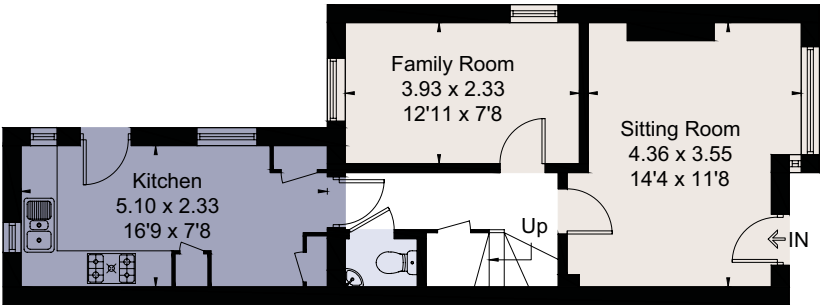
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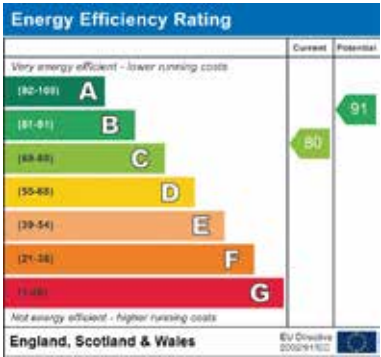
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First Floor



Ground Floor



For identification only. Not to scale. © 200923RM

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