



# Stunning modern townhouses

**1 & 2 Bumble Bee Court, Liston Road, Marlow, SL7 1EX**

Guide £575,000 per unit, Freehold



### Situation

Liston Road excellently located in the town centre, behind the High Street through Liston Court. 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/M4 motorways are accessed from the A404(M) which passes the town.

### Description

Situated in the heart of Marlow with excellent access to the High Street shops and restaurants is this pair of striking new build homes, constructed in a modern style and tucked away on a no-through road.

The properties are ideal for commuters and professionals, being ideally located within walking distance of the train station and having fast access to the A404(M) via the A4155. The house are bold and contemporary, with modern design touches inside and out, and are immaculately presented and ready for

immediate occupation. The blank canvas design of the interiors features attractive herringbone parquet-style engineered wood flooring, vertical radiators, a sleek matte black kitchen with integrated appliances and stunning marble-effect bath and shower rooms with premium sanitaryware. Tall windows flood the houses with natural light.

The two houses are designed in mirror image of each other, with about 913 sq ft for each and accommodation arranged over three floors. For each home, the ground floor is accessed via a long entrance hall, which runs from the front to the back of the house, and opens to a study with adjacent shower room with w.c. and benefiting from underfloor heating. There is also a useful storage cupboard. A flight of stairs leads up to the first floor which is mostly open plan, comprising a sitting/dining room with triple aspect and a modern fitted kitchen. Sliding doors from the dining area lead out onto a south-facing balcony which has space for a bistro table and chairs. On the second floor there is a principal bedroom which benefits from an en suite bathroom with P-shaped bath, two fitted wardrobes and Velux windows in the pitched ceiling, affording excellent natural light.

### Outside

Each of the properties benefits from an integrated car port/garage on the ground floor with EV charger and a south-facing balcony.





#### **Directions**

From the top of Marlow High Street, at the war memorial roundabout take the second exit heading east on Marlow Road and at the following roundabout go straight over onto Chapel Street. Take the first right onto Liston Road and follow the road around for about 150 metres, where the properties will be on the right-hand side.

#### **Tenure**

Freehold

#### **Council Tax**

Band = TBC

#### **Energy Performance**

A copy of the full Energy Performance Certificate is available upon request.  
EPC Rating = C

#### **Viewing**

Strictly by appointment with Savills.



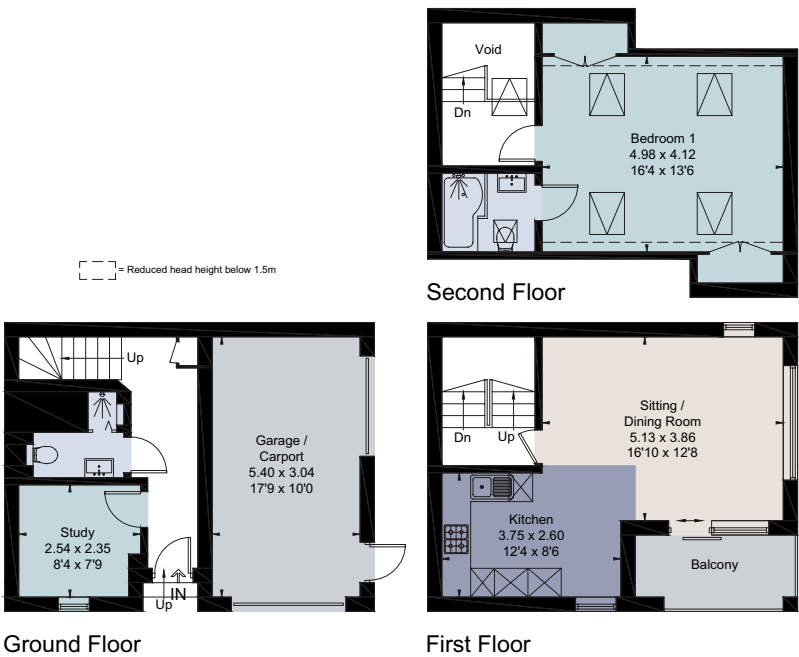
**1 & 2 Bumble Bee Court, Liston Road, Marlow, SL7 1EX**  
**Approximate Area** 84.8 sq m / 913 sq ft (Excluding Void)  
**Garage / Carport** 17 sq m / 183 sq ft  
**Total** 101.8 sq m / 1096 sq ft  
**Including Limited Use Area** (5.6 sq m / 60 sq ft)

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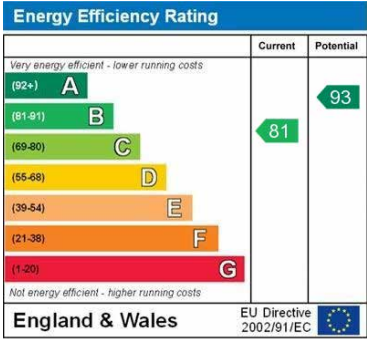


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House 1



House 2



For identification only. Not to scale. © 220802RM

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