



## Property Features

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- Quiet cul de sac location
- Easy access to transport links
- 4 bedrooms
- 2 bathrooms
- Close to open countryside
- Garage with EV charging point
- Excellent schooling
- EPC E/Council tax band E

## Full Description

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This beautifully presented light and spacious property offers 4 bedrooms and 2 bathrooms, ideal for families or professionals located in the sought after town of Marlow set on the River Thames. The property benefits from easy access to the M40, M4 and Heathrow, making it an ideal base for commuters. Situated in a quiet cul de sac with easy access to the town, station and local amenities.

Ground floor consists of entrance hall, spacious sitting room, modern kitchen/breakfast room, dining room, cloakroom. On the first floor there is a master bedroom with en suite bathroom, 3 further good size bedrooms and a family bathroom. The garage has been split to provide a utility room and space for a small car with the additional convenience of an EV charging point. There is ample off street parking.

Close to open countryside, the property is well placed for access to a selection of Primary and Secondary School including Buckinghamshire's prestigious Grammar Schools. Marlow on Thames has excellent sports and social facilities, a busy High Street with variety of shops and excellent restaurants (Tom Kerridge/Ivy Garden). Marlow's Higginson park is delightful with a recently revamped playground and offers Riverside walks and Boat Trips and many events each year including the Town Regatta & Pub in the Park. Marlow railway station links trains via Maidenhead to London Paddington which links to the Elizabeth Line. The M4 and M40 are accessible, via the Marlow Bypass, at Maidenhead & High Wycombe respectively





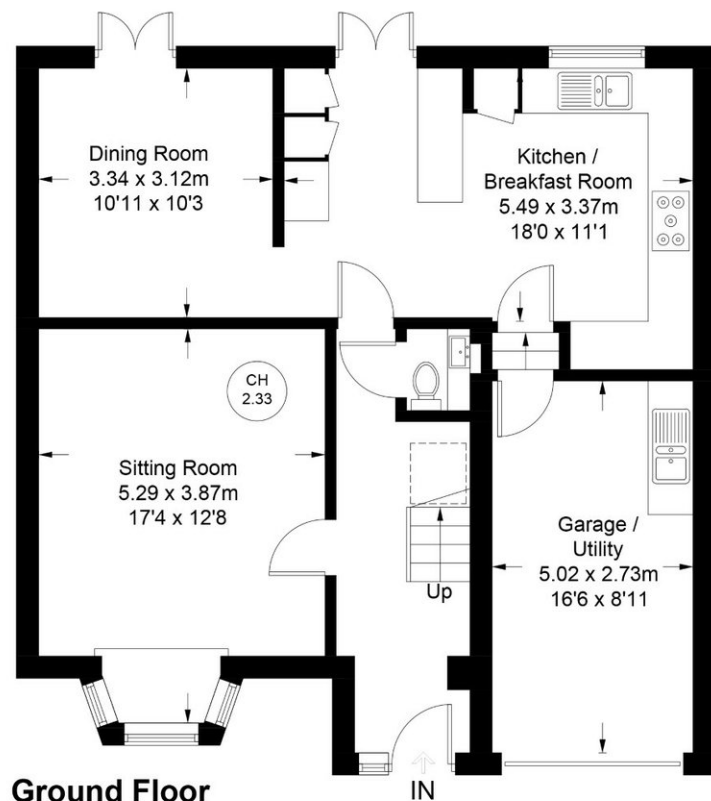
# Stapleton Close

Approximate Gross Internal Area  
 Ground Floor = 77.2 sq m / 831 sq ft (Including Garage)  
 First Floor = 64 sq m / 689 sq ft  
 Total = 141.2 sq m / 1520 sq ft



CH 2.33 = Ceiling Height

[Dashed box symbol] = Reduced headroom below 1.5m / 5'0



Floor Plan produced for Kingshills ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements