



High View Close, Marlow, SL7 3QN

Marlow

£865,000

The house has a thoughtfully landscaped split level garden offering superb views over woodland and farmland.

Off the entrance hall there is a dual aspect lounge with fitted shutters to the windows, a feature fireplace with wood burning stove and at the end is open to a lovely light conservatory with doors to the patio area of the garden. From the lounge you walk through into the modern kitchen diner that also overlooks the garden. Part of the ceiling is vaulted with a velux window which makes the room feel very open and full of light. The kitchen has high gloss units, corian worktops including a breakfast bar, lots of storage, Quooker boiling water tap, hob, built in Siemens ovens and microwave, integrated Siemens dishwasher, integrated fridge freezer and additional fridge and a cupboard with space for a washing machine and tumble dryer. Off the kitchen is another reception room, used by the current owners as a dining room, also dual aspect with doors to the garden. Downstairs also has a cloakroom and a walk in storage cupboard.

Upstairs, the master bedroom has a sliding door to the ensuite shower room. There are three further bedrooms, again all with fitted shutters and a good sized family bathroom.

To the front there is parking for two cars, a garage with roller door, light and power with a garden store at the rear with a door to the garden.

LOCATION: The house is a mile to the village amenities and a 15/20 min walk to Burford School. Woodland walks are two minutes from the front door. Marlow Bottom offers village living with close proximity to Marlow. There is ease of access to the M40 and M4, London is within easy reach and Heathrow Airport only c.20 miles away. The house is in catchment for excellent schools.



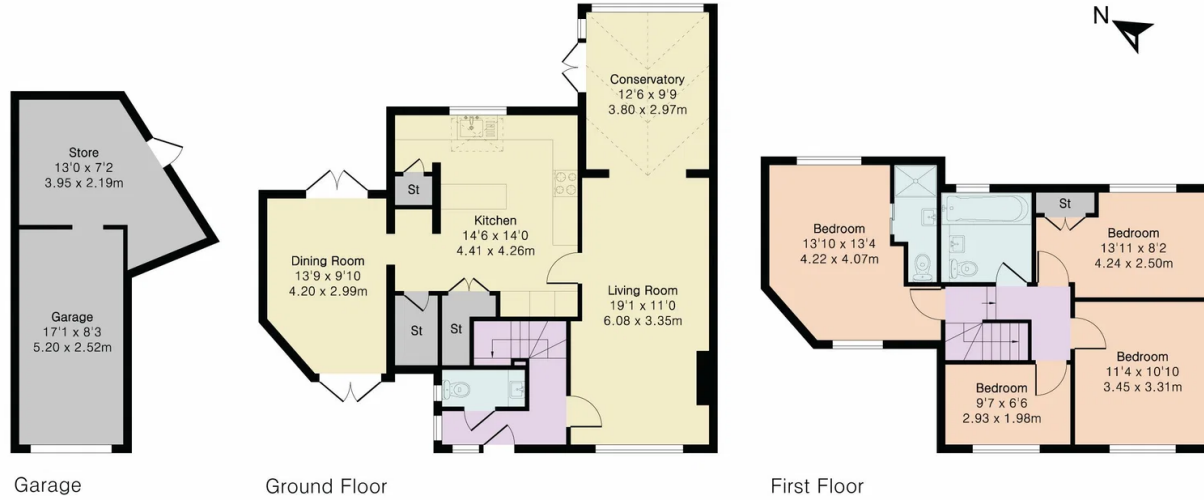


**Approximate Gross Internal Area 1448 sq ft - 134 sq m
(Excluding Garage)**

Ground Floor Area 842 sq ft – 78 sq m

First Floor Area 606 sq ft – 56 sq m

Garage Area 270 sq ft – 25 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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