



12 WOODLAND CLOSE, MARLOW
PRICE: £710,000 FREEHOLD

am ANDREW
MILSON

**12 WOODLAND CLOSE
MARLOW, BUCKS
SL7 3LE**

PRICE: £710,000 FREEHOLD

Situated on rising ground in a popular residential area, this unique three-bedroom semi-detached home with a large first-floor studio that could be converted into a master suite provides exceptional accommodation and backs onto beautiful Chilterns National Landscape

54FT REAR GARDEN: THREE BEDROOMS: STUDIO WITH VAULTED CEILING WITH SCOPE FOR CONVERSION INTO A MASTER SUITE: BATHROOM: SHOWER ROOM; LARGE RECEPTION ROOM: STUDY: KITCHEN/DINING ROOM: UTILITY ROOM: GAS CENTRAL HEATING: DOUBLE/TRIPLE GLAZING: DRIVEWAY PARKING FOR THREE CARS.

TO BE SOLD: This extended semi-detached home is in a quiet cul-de-sac where houses are rarely available in a mature residential area less than a mile from Marlow High Street. It has been well planned and designed by the current owners with especially good room sizes including a large first-floor dual aspect studio with scope for conversion into a master bedroom suite. The property enjoys views of Chiltern National Landscape to the rear and views over Marlow town and the hills south of Marlow to the front. It is a 5-minute walk to the shops in Oak Tree Road and is in the popular Sandygate Primary School catchment. Marlow has excellent sports and social facilities, a busy High Street with a variety of shops and restaurants and a railway station with trains via Maidenhead to London (GWR and Elizabeth Line). The M4 and

M40 are accessible via the Marlow Bypass at Maidenhead and High Wycombe, respectively. The accommodation comprises:

COVERED ENTRANCE quarry-tiled steps

ENTRANCE HALL front door, stairs to first floor, under-stairs cupboard, opening to kitchen



KITCHEN/DINING ROOM range of wall and base units with one and a half sinks, single drainer and mixer tap, freestanding oven, appliance space, shelved recess, tiled floor, fitted dishwasher, and wall-fixed breakfast bar, dining area with double-glazed 4ft wide window and 4ft wide sliding door to patio and rear garden, radiator, laminated wood floor, secondary stairs to studio, opening to



STUDY double-glazed windows overlooking the rear garden, radiator, laminated wood floor, glazed door opening to



LARGE RECEPTION ROOM, double-glazed windows, stripped wood floor, two radiators, open fireplace with marble and chrome mantel, serving hatch

UTILITY ROOM glazed door from kitchen/diner with tiled floor, double-glazed door to outside, Belfast sink, gas-fired boiler, space and plumbing for washing machine, double-glazed window with view of All Saints spire and hills beyond

SHOWER ROOM accessed from kitchen/diner, white suite with corner shower cubicle, handheld and overhead shower, pedestal basin, tiled wall surrounds, tiled floor, low-level WC, heated towel rail

FIRST FLOOR

LANDING with access to loft, radiator

BEDROOM THREE stripped floorboards, radiator, double-glazed window with view over Marlow and the hills south of Marlow, bulkhead cupboard



BEDROOM ONE stripped floorboards, radiator double-glazed window with view of Marlow and the hills south of Marlow

BEDROOM TWO stripped floorboards, radiator, double-glazed window overlooking the rear garden and Chilterns National Landscape beyond, double wardrobe



STUDIO WITH SCOPE FOR CONVERSION TO MASTER SUITE a superb room with vaulted ceiling and wide (12ft) triple-glazed (BS 6206) picture windows overlooking the rear garden and Chilterns National Landscape beyond, two radiators, stripped floorboards, secondary stairs to ground floor



BATHROOM with white suite of panel bath, tiled wall surrounds, pedestal basin, low-level WC, heated towel rail with inset radiator, tiled floor, airing cupboard with hot water cylinder.

OUTSIDE

THE FRONT GARDEN includes well-stocked flower and shrub beds with fruit and other trees, driveway with hardstanding for three cars. There is gated side access to the rear garden.



THE REAR GARDEN is 54ft in depth and private with three flat tiers. Features include a 22ft wide x 10ft patio adjacent to the kitchen/diner, well-stocked rockery and herbaceous beds, fruit and other trees, steps up to a flat lawn with stepping stones and then grass slopes, steps and

upper lawn with open views of Chilterns National Landscape.



M49300626 EPC BAND: D
COUNCIL TAX BAND: E

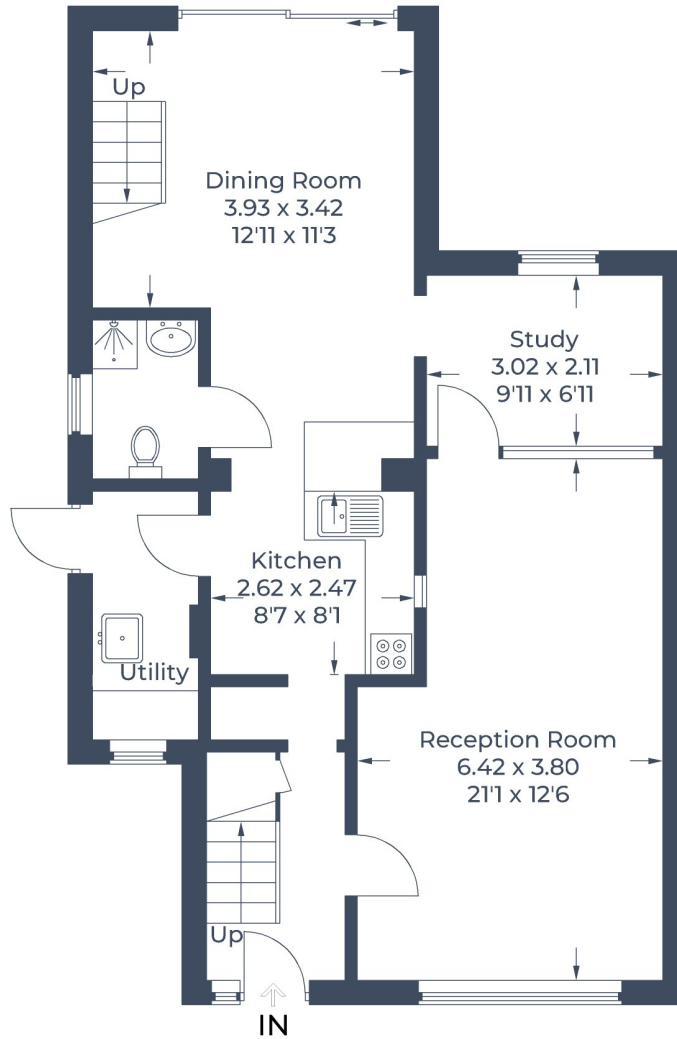
VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or 01628 890707.

DIRECTIONS: using the postcode **SL7 3LE** No 12 is on the right side towards the end of the road.

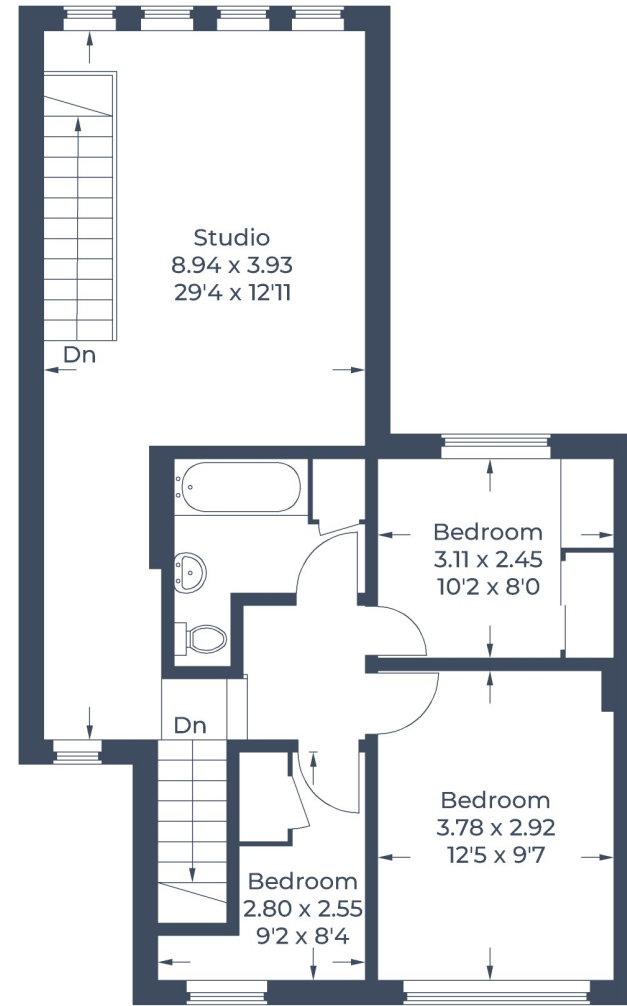
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

Approximate Gross Internal Area
Ground Floor = 68.9 sq m / 742 sq ft
First Floor = 61.4 sq m / 661 sq ft
Total = 130.3 sq m / 1,403 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.