



14 WOODLAND WAY, MARLOW
PRICE: £799,950 FREEHOLD

am ANDREW
MILSOM

**14 WOODLAND WAY
MARLOW
BUCKS SL7 3LD**

PRICE: £799,950 FREEHOLD

A well planned and tastefully presented four bedroom detached home situated in this popular residential setting worthy of an internal inspection.

**LOW MAINTENACE & PRIVATE REAR GARDEN:MAIN BEDROOM WITH EN SUITE SHOWER ROOM:
THREE FURTHER BEDROOMS:
SHOWER ROOM: ENTRANCE HALL:
CLOAKROOM: LIVING/DINING ROOM:
OPEN PLAN KITCHEN/BREAKFAST ROOM: UTILITY ROOM: CONVERTED GARAGE/STORE WITH ADJOINING GARDEN ROOM/HOME OFFICE:GAS CENTRAL HEATING: DOUBLE GLAZING: DRIVEWAY PARKING TO FRONT AND REAR.**

TO BE SOLD: an attractive detached home providing well kept living accommodation conveniently located in this pleasant setting. There are local shops within a short walk in Oaktree Road and Marlow High Street with its excellent range of shopping, sporting and social facilities. For young families the house is within the Holy Trinity/Sandygate School catchments and Great Marlow Secondary School and Sir William Borlase's Grammar Schools are both within walking distance. Marlow also has a railway station with trains to London Paddington, via Maidenhead, with links to Crossrail one day. The M4 and M40 motorways

are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively.

The accommodation comprises:

Double glazed front door to **ENTRANCE HALL** stairs to First Floor Landing, radiator and laminate flooring.

CLOAKROOM part tiled walls, low level w.c., vanity wash basin, heated towel rail.



LIVING/DINING ROOM: a dual aspect room with double glazed window and doors to garden, feature gas coal effect gas fire, laminated wood flooring, tv point, radiators.



OPEN PLAN KITCHEN/BREAKFAST ROOM fitted with a range of Shaker style floor and wall units, ample work surfaces space, one and half bowl sink, stainless steel gas hob with extractor fan over, integrated microwave, dishwasher, double oven, space for fridge/freezer, laminated wood flooring, dual aspect double glazed windows, radiator.

UTILITY ROOM wall mounted central heating boiler, space and plumbing for washing machine and tumble dryer, circular sink with cupboard under, tiled floor and door to garden.

FIRST FLOOR LANDING access to loft space, airing cupboard.



BEDROOM ONE: front aspect double glazed window, built in wardrobes, radiator. Door to:

EN SUITE SHOWER ROOM with double sized tiled and glazed shower, vanity wash basin, low level wc, heated towel rail, part tiled walls and double glazed frosted window.



BEDROOM TWO: front aspect double glazed window, built in wardrobe, radiator.

BEDROOM THREE: rear aspect double glazed window, built in wardrobe, radiator.

BEDROOM FOUR rear aspect double glazed window, radiator.



SHOWER ROOM walk in tiled and glazed shower, vanity wash basin, low level wc, heated towel rail, double glazed frosted window.

OUTSIDE

TO THE FRONT is a block paved driveway providing off road parking with screening provided by a mature laurel bush, gated side access to:



THE REAR GARDEN to the back of the property is a full width patio area leading onto an artificial lawned garden with sleeper edge border and raised decked seating area. Gated rear access to additional driveway parking and a

GARAGE/STORE the garage has been converted to create useful storage and a

GARDEN ROOM/HOME OFFICE with light, power and electric heater.

M48990226

EPC BAND:tbc

COUNCIL TAX BAND:tbc

VIEWING: Please arrange to view with our **Marlow office** homes@andrewmilsom.co.uk or **01628 890707**.

DIRECTIONS: Using the postcode **SL7 3LD**. The property can be identified by an Andrew Milsom for sale board.

ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in Lettings work must comply with AML Regulations. As a result on agreement of a purchase you will be invited to complete a mandatory AML check at a cost of £30 plus VAT per named buyer.

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 = 59.2 sq m / 637 sq ft
 First Floor = 56.4 sq m / 607 sq ft
 Outbuilding = 13.4 sq m / 144 sq ft
 (Including Garage)
 Total = 129.0 sq m / 1,388 sq ft



(Not Shown In Actual
 Location / Orientation)

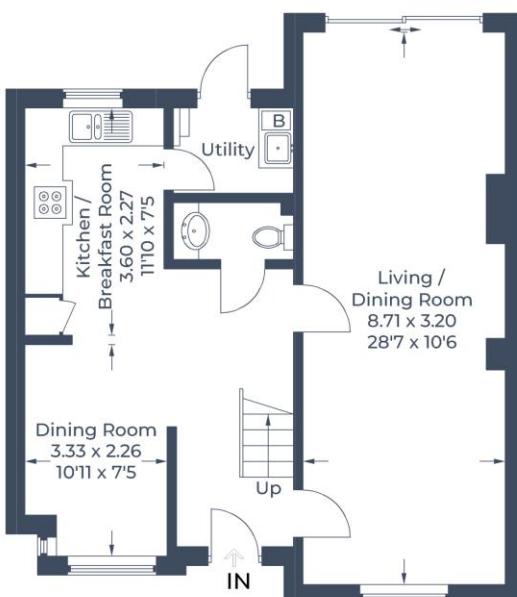


Illustration for identification purposes only,
 measurements are approximate, not to scale.
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