



WOODLANDS, GOODWOOD RISE, MARLOW BOTTOM
PRICE: £825,000 FREEHOLD

am ANDREW
MILSON

**WOODLANDS
GOODWOOD RISE
MARLOW BOTTOM
BUCKS SL7 3QE**

PRICE: £825,000 FREEHOLD

A four bedroom detached family home positioned on a third of an acre plot including a private wooded area to the rear located in this popular cul de sac setting.

**GOOD SIZE PRIVATE GARDEN AND WOODLAND AREA: FOUR BEDROOMS:
FAMILY BATHROOM:
ENTRANCE HALL: CLOAKROOM:
STUDY:LIVING ROOM:DINING ROOM:
KITCHEN/BREAKFAST ROOM: DOUBLE GLAZING:
GAS CENTRAL HEATING TO RADIATORS:
DRIVEWAY PARKING:SCOPE TO EXTEND (SUBJECT TO USUAL PLANNING).**

TO BE SOLD: conveniently located within Burford Primary School catchment area and within walking distance of Marlow Bottom's amenities, a four bedroom detached family home nestled in the corner of a popular cul de sac worthy of an internal inspection.. Marlow High Street is within two miles with excellent sports and social facilities, a busy High Street with variety of shops and restaurants and a railway station with trains, via Maidenhead, to London Paddington which links to the Elizabeth Line. The M4 and M40 are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively. The accommodation comprises:

Part glazed front door to **ENTRANCE HALL** with stripped wooden flooring, radiator, stairs to first floor landing.

CLOAKROOM comprising low level w.c., wash hand basin, double glazed frosted window, radiator.



STUDY a dual aspect room with double glazed windows, laminated wood flooring, radiator.



LIVING ROOM & DINING ROOM with dual aspect double glazed windows, one of which provides

views over adjoining private woodland and doors to garden, stripped wooden flooring, understairs storage cupboard, feature fireplace, tv point, radiators.



KITCHEN/BREAKFAST ROOM fitted with a matching range of Shaker style floor and wall units, granite work surfaces, Neff electric hob with extractor over, tall cupboard housing double oven, and microwave, enamel sink, space and plumbing for washing machine, space for fridge/freezer, integrated dishwasher, triple aspect double glazed windows, radiator, larder cupboard, door to side.

FIRST FLOOR

LANDING access to loft space, airing cupboard, side aspect double glazed window.



BEDROOM ONE rear aspect room with double glazed window providing views over the garden and valley beyond, radiator.



BEDROOM TWO rear aspect room with double glazed window, painted wooden floor, radiator.

BEDROOM THREE a front aspect room with double glazed window, painted wooden floor, radiator.

BEDROOM FOUR front aspect room with double glazed window, radiator.

BATHROOM white suite comprising enclosed panel bath with power shower over, wash hand basin, low level w.c., heated towel rail, double glazed frosted window, tiled flooring.

OUTSIDE

TO THE FRONT is a driveway providing off road parking and an area of garden



TO THE REAR is a large area of private garden and woodland which is an attractive feature of this property. To the rear of the house is a large paved patio leading onto a lawned garden with wildlife pond, flower and shrub borders, two garden sheds and greenhouse. At the rear, there is a private area of woodland that would be a perfect play area for children.

M48980226 EPC BAND:TBC

COUNCIL TAX BAND: TBC

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

DIRECTIONS: using the postcode **SL7 3QE** Woodlands can be found off a private driveway in the far right hand corner of the cul de sac.

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.

Allan Buckridge of Thameside Associates can guide you through the mortgage maze. A local independent broker with over 30 years' experience and access to all U.K. Lenders. 01628 623 600 or 0771 325 6712. allan.buckridge@thamesideassociates.co.uk 69 The Parade, Bourne End, Bucks, SL8 5 SB. Full legal statement available upon request.

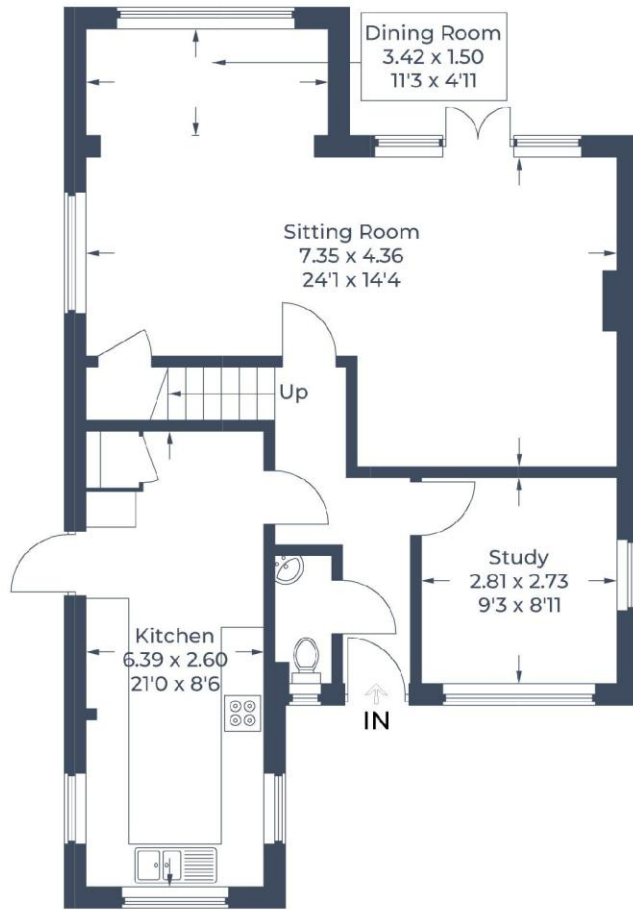
Your home is at risk if you do not maintain mortgage payments, or a loan secured on it.'

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.

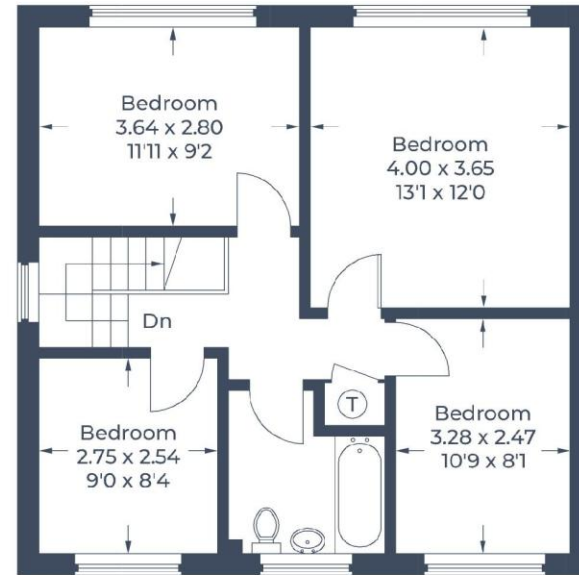
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area
Ground Floor = 68.8 sq m / 740 sq ft
First Floor = 55.1 sq m / 593 sq ft
Total = 123.9 sq m / 1,333 sq ft



Ground Floor



First Floor

