



14 GOODWOOD RISE, MARLOW BOTTOM
PRICE: £875,000 FREEHOLD

am ANDREW
MILSON

**14 GOODWOOD RISE
MARLOW
BUCKS SL7 3QE**

PRICE: £875,000 FREEHOLD

This modern four-bedroom link-detached house has been greatly improved by the current owners and is located in the desirable, semi-rural location of Marlow Bottom.

**90FT REAR GARDEN:
FOUR DOUBLE BEDROOMS:
ENSUITE TO MASTER:
FAMILY BATHROOM:
CLOAKROOM: PLAYROOM:
LIVING ROOM WITH LOG BURNER:
SHAKER STYLE KITCHEN:
GAS CENTRAL HEATING:
UPGRADED PLUMBING AND ELECTRICS:
DOUBLE GLAZING THROUGHOUT:**

TO BE SOLD: This beautifully presented link detached house has been thoughtfully remodelled and upgraded to create a stylish and spacious family home offering four double bedrooms – ensuite to master, two reception rooms and a further large kitchen/diner overlooking the garden. The property is situated towards the end of a quiet cul de sac enjoying a good sized plot with 90ft landscaped garden backing on to woodland. Marlow Bottom is a popular village with well thought of Primary School and shops for day to day needs. Marlow High Street is about two and a half miles distant with an excellent range of shopping, sporting and social facilities as well as selective secondary education. Marlow has a railway station with train service to Paddington, via Maidenhead and easy access to the M40 or the M4. 20 Goodwood Rise has ample space to extend, if required, and subject to the usual consents.

The further accommodation comprises;

ENTRANCE HALL with large cloak area, cupboard under stairs, engineered wood flooring leading throughout the downstairs, radiator, door to

CLOAKROOM with white suite of wash basin with tiled splashback, enclosed w.c, window.

PLAYROOM a separate reception room to the front of the house, double glazed windows with radiator under, engineered wood flooring.



REFITTED KITCHEN/DINING ROOM A bespoke Harvey Jones Shaker style kitchen wall and base units comprising integrated AEG double oven, fridge freezer and dishwasher, Rangemaster sink with stainless steel mixer tap, marble worktop, the central island benefits from further cupboards including pan drawers and houses the induction hob with central extractor. The large kitchen benefits from a dining area and bi-fold doors opening out to the garden. Door to;

UTILITY ROOM continuing the cream Shaker wall and base units with wooden worktop, butler sink, Worcester boiler and space for washing machine and dryer.



LIVING ROOM A dual aspect room with built in storage, Multi-fuel eco efficient log burner, double glazed bifold doors overlooking the rear garden, two radiators.

FIRST FLOOR LANDING with access to the partially boarded loft benefitting from a ladder a light.



BEDROOM ONE double glazed windows to front overlooking the fields beyond, full height double built in wardrobes, radiator, door to;

ENSUITE SHOWER ROOM with enclosed shower cubicle with rainfall showerhead and separate spray, wash basin, stylishly tiled throughout.



BEDROOM TWO with views to the rear of the property, double glazed windows, cupboard housing Mega flow cylinder with further storage



BEDROOM THREE a front aspect room with radiator and double glazed windows.

BEDROOM FOUR overlooking with garden with double glazed windows and radiator under.



BATHROOM refitted with white suite of panel bath, shower attachment, tiled wall surrounds, wash basin, low level w.c., stylishly tiled throughout.

OUTSIDE

THE FRONT there is an electric Ohme charge point, parking for multiple cars, area laid to lawn.



THE REAR GARDEN is a particular feature of the property and measures approximately 90FT in depth with a paved area directly out from the kitchen leading up to the lawned area which is enhanced by established shrubs and various mature trees. There are two sheds to the rear offering plenty of storage.

M47560124

EPC BAND: C

COUNCIL TAX BAND: E

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

DIRECTIONS: Using the postcode **SL7 3QE** Goodwood Rise is on the left and towards the end of the Marlow Bottom Road. No14 is around the right bend on the left.

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.

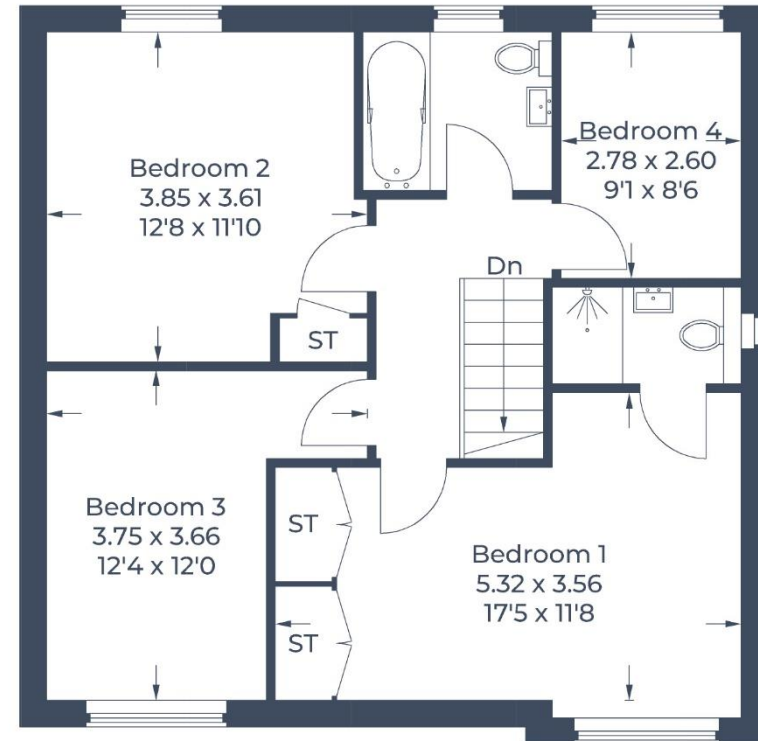
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area
 Ground Floor = 83.0 sq m / 896 sq ft
 First Floor = 61.0 sq m / 653 sq ft
 Total = 144.0 sq m / 1,550 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.