



20 GOODWOOD RISE, MARLOW BOTTOM
PRICE: £650,000 FREEHOLD

am ANDREW
MILSOM

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

PRICE: £650,000 FREEHOLD

This modern three bedroom detached family house has been much improved by the current owners and is situated towards the end of a quiet cul de sac enjoying a good sized plot with a pleasant outlook to the rear.

**LANDSCAPED 65FT GARDEN:
THREE BEDROOMS:
BATHROOM: CLOAKROOM:
25FT LOUNGE/DINING ROOM:
FITTED KITCHEN: GAS CENTRAL
HEATING: UPGRADED BOILER:
DOUBLE GLAZING: GARAGE:
WORKSHOP & STUDIO.**

TO BE SOLD: this well presented detached family house has been much improved in recent years and is highly recommended for an internal viewing. It is situated towards the end of a quiet cul de sac enjoying a good sized plot with 65ft landscaped garden and a pleasant outlook to the rear. 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 accommodation is arranged over two floors as follows:

ENTRANCE PORCH with front door, cloaks hanging area and double glazed door to

ENTRANCE HALL stairs to First Floor with cupboard under, cloaks cupboard and radiator.

CLOAKROOM with white suite of wash basin, low level w.c., tiled floor, heated towel rail.



REFITTED KITCHEN with cream wall and base units, beech working surfaces, single drainer sink unit, mixer tap, Zanussi four ring stainless steel hob, glazed back plate, Zanussi cooker hood, space for slim line dishwasher, space and plumbing for washing machine, window overlooking the front, part glazed door to side, space for fridge freezer, door to:



LOUNGE/DINING ROOM with double glazed bifold doors overlooking the rear garden, two radiators, sky TV point, wood burning stove set in ornate tiled fireplace, door to Hall.

FIRST FLOOR LANDING with access to loft.



BEDROOM ONE radiator, sky TV point fitted wardrobe.



BEDROOM TWO radiator, fitted wardrobe and shelved cupboard.

BEDROOM THREE radiator, Vaillant gas fired combination boiler.



BATHROOM refitted with white suite of panel bath, shower attachment, tiled wall surrounds, wash basin with vanity cupboard, low level w.c., radiator, tiled walls, vinyl floor.

OUTSIDE

THE FRONT has a good sized lawn area with gated side access, driveway for one car, flagstone pathway to the front door. **GARAGE** with up and over door, water tap, light, power and door to **WORKSHOP** with light, power and door to side passage.



THE REAR GARDEN is a particular feature of the property and measures approximately 65FT in depth and includes a wide flagstone patio onto a raised landscaped lawn area with retaining walls, panelled fencing and a variety of herbaceous borders with flagstone steps to a large terrace with laurel hedgerow, panel fencing, wood store and door to



DETACHED STUDIO of cedar cabin design with light and power, fitted bar and an ideal area for home working.



M41391123

EPC BAND: TBA

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. No 20 around the right bend on the right.

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.

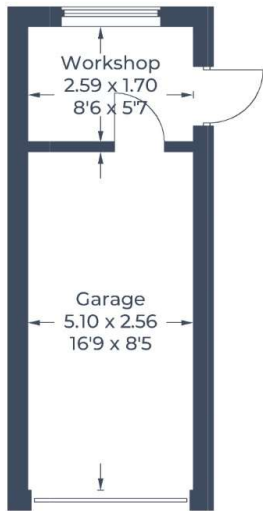
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract.

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.

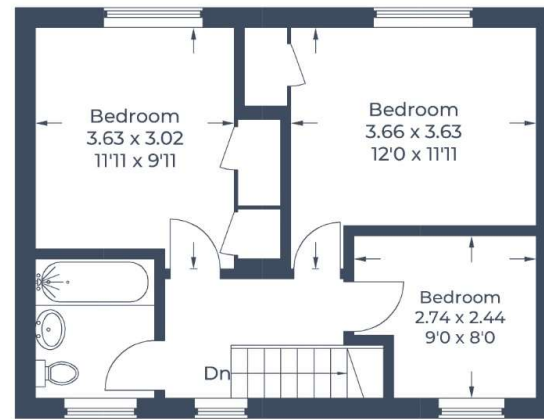
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

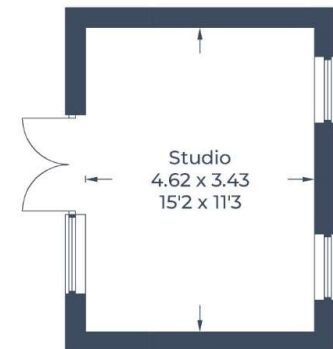
Approximate Gross Internal Area
 Ground Floor = 45.6 sq m / 491 sq ft
 First Floor = 42.3 sq m / 455 sq ft
 Outbuilding / Garage = 33.7 sq m / 363 sq ft
 Total = 121.6 sq m / 1,309 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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.