



Woodland Way, Marlow
Buckinghamshire, SL7



Beyond your expectations

Modern detached family home within a mile of Marlow town centre.

Hamptons International
43 High Street, Marlow, Buckinghamshire, SL7 1BA
Sales. 01628 485234
marlow@hamptons-int.com

www.hamptons.co.uk

Reception Hall | Sitting Room | Dining/Family Room | Bedroom 4/Study | Kitchen/Breakfast Room | Utility Room | Cloakroom | Master Bedroom with Ensuite Bathroom and Dressing Room | Two Further Bedrooms | Family Bathroom | Driveway | Garage | Gardens

Guide Price £850,000 Freehold

Description

A well appointed modern detached family home within a mile walk of Marlow's High Street. Providing flexible accommodation over two floors with up to four bedrooms and two receptions. The bathrooms have all been recently upgraded and the property is offered with no onward chain.

Outside

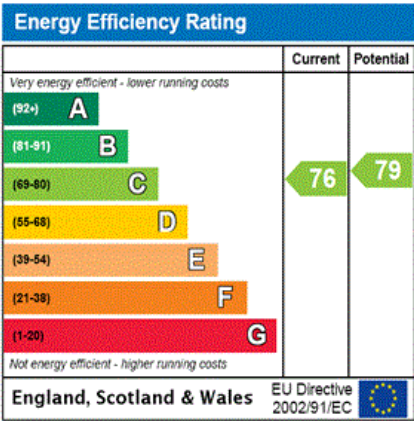
To the front a paved pathway leads to the front door with lawn to either side and a low level hedge to the front. A block paved driveway provides off street parking for two vehicles and leads to the integral garage. There is access to either side of the house to the rear enclosed garden. There is a paved patio area adjacent to the house with the remainder laid to lawn.

Location

Located in a convenient elevated position on the northern side of Marlow for day to day amenities and within school catchment for all ages including Sandgate Primary School and Sir William Borlase Grammar School, this is an excellent residential area. Marlow's vibrant High Street has a wide selection of shops and boutiques in addition to pubs, bars and restaurants catering for all tastes. Higginson Park in Marlow provides access to the River Thames with delightful walks. The motorway network of M4 & M40 is accessed via the A404 bypass with London Heathrow Airport only 22 miles drive. Marlow has its own railway station linking via Maidenhead to London Paddington.

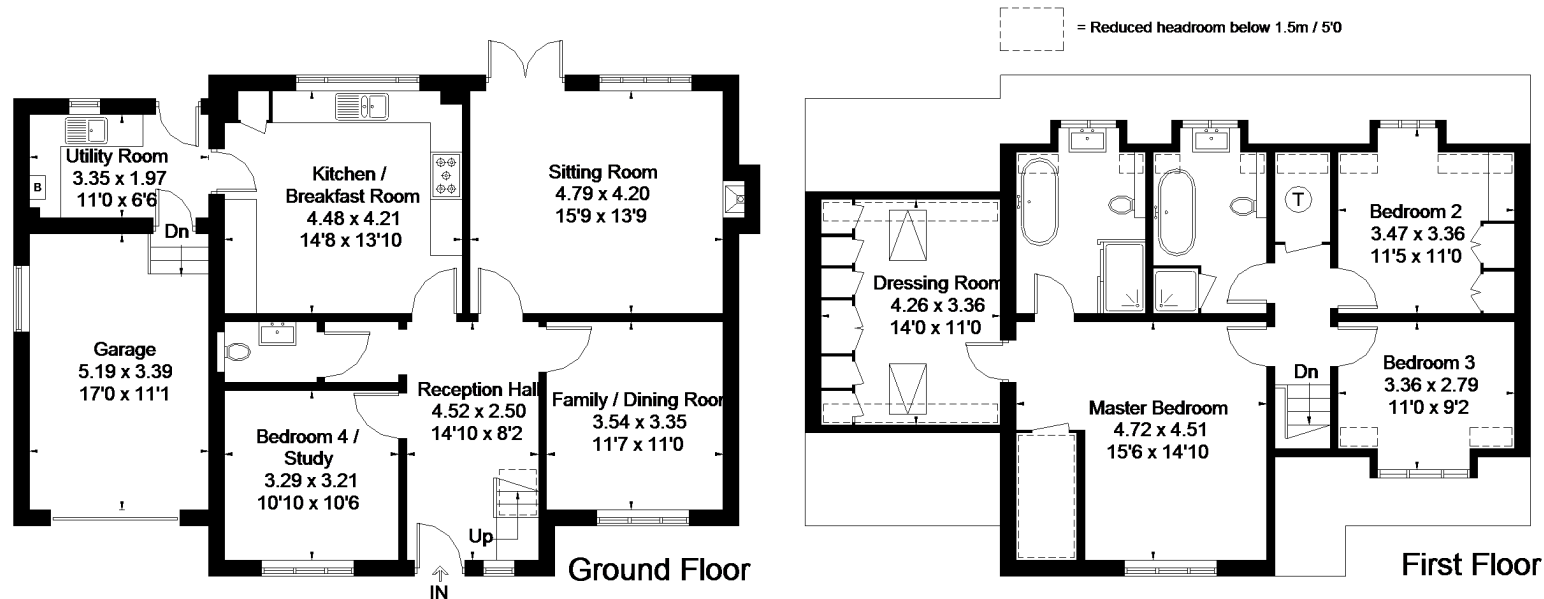
Additional Information

The new front door opens into the reception hall, which in turn provides access to the sitting room, dining/family room, bedroom 4/study, kitchen/breakfast room, cloakroom and stairs to the first floor. The sitting room has french doors to the rear which open onto the patio and garden, and focal point wood burning stove. Both the dining/family room and bedroom 4/study have front aspects. The kitchen/breakfast room is fitted with a range of fitted units with integrated dishwasher and fridge/freezer, there is a free standing range with extractor above and space for a dining table and chairs. A door leads through to the utility room and access to the integral garage. To the first floor is the master bedroom suite, with a newly fitted ensuite bathroom with separate shower and the dressing room with fitted wardrobes. There are two further bedrooms and a newly fitted family bathroom, again with separate shower cubicle.



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Approximate Gross Internal Area
189.1 sq m / 2035 sq ft (Includes Garage)



FLOORPLANZ © 2017 0203 9056099 Ref: 185970

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

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

