

FOR
SALE



Longreach, Goodwood Rise, Marlow, Buckinghamshire SL7 3QE

PROPERTY DESCRIPTION

The front door opens into a spacious entrance hallway with doors to a good sized home office at the front, a large fully tiled bathroom with underfloor heating and a utility room. The kitchen is modern and practical with lots of storage, underfloor heating, a gas hob, fitted electric single oven and space for dining. The lounge is light and airy across the back of the house with a fireplace for cosy winters and patio doors to the garden which has lovely views over the open countryside.

The first floor consists of four bedrooms and a family bathroom which is fully tiled.

The enclosed rear garden is well established with a large lawn area and patio with a great view. The driveway to the front provides parking for two cars.

LOCATION: The house is tucked away in a private corner of a quiet cul de sac within walking distance of the village amenities as well as Marlow town centre. Marlow Bottom offers village living with wonderful woodland walks, an Italian restaurant, coffee shop, pharmacy, Rebellion Brewery and a local convenience store. There is ease of access to the M40 and M4, London is within easy reach and Heathrow Airport only 22 miles away. Marlow Bottom is in catchment for Burford and Great Marlow, as well as Sir William Borlase, John Hampden and Wycombe High grammar schools.



POINTS OF INTEREST



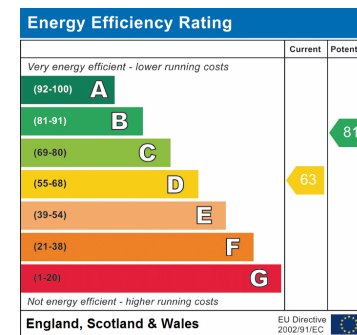
- *****CHAIN FREE*****
- Contemporary decor
- Large lounge with doors to the garden
- Flexible accommodation for family life
- Lovely garden with views



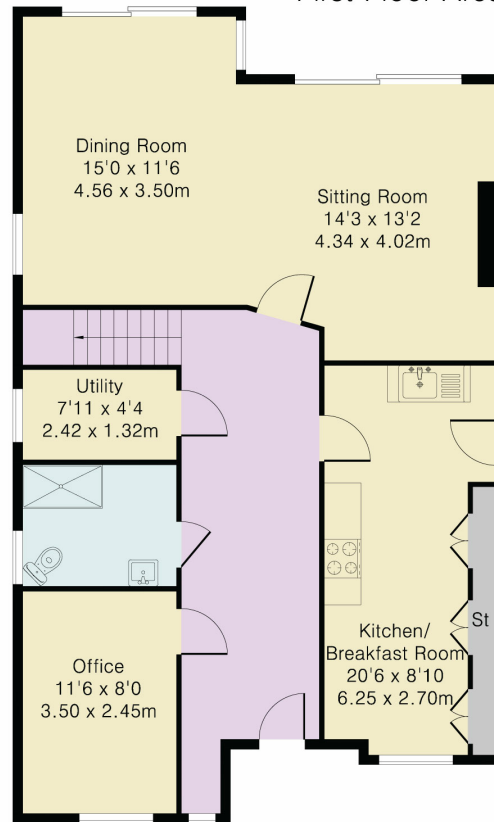
- Kitchen/diner
- Home office
- Underfloor heating in kitchen and bathroom
- Close to village amenities and woodland walks
- In catchment for Burford primary, Great Marlow and excellent grammar schools



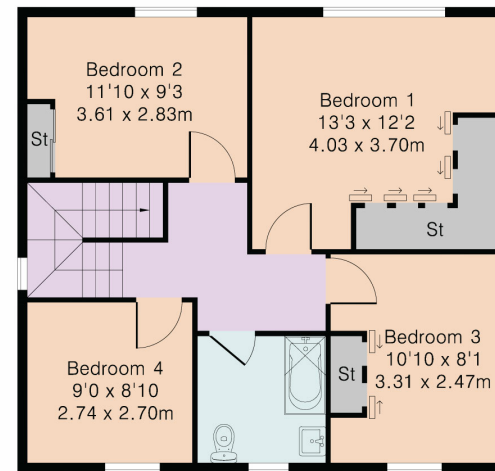
ROOM DESCRIPTIONS



Approximate Gross Internal Area 1591 sq ft – 148 sq m
 Ground Floor Area 987 sq ft – 92 sq m
 First Floor Area 604 sq ft – 56 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.