



- Smart circa 1930's Detached House
- Garden Facing 14'5" Lounge with Feature Fireplace
- Well Presented Interior
- Downstairs Cloakroom W.c
- Popular Position Yards from Appley Park & Beach
- Sizeable 25'5" Conservatory Overlooking Garden
- Separate Formal Dining Room
- Generous 4 Bedroom - 1 En Suite Accommodation
- Established Tree-Lined Gardens
- Driveway Parking for 3 Cars

27 Marlborough Road, Ryde, PO33 1AB

£399,950

Nestled in the charming area of Elmfield, Ryde, this stunning 1930s house offers a perfect blend of character and modern convenience. Boasting 2 reception rooms, 4 bedrooms, and 2 bathrooms across 1,334 sq ft, this property is ideal for those seeking space and flexibility.

As you step inside, you'll be greeted by a beautifully presented interior, with a handy en suite guest bedroom on the ground floor adding a touch of flexibility. The two formal reception rooms provide ample space for entertaining, while the sizeable conservatory offers a seamless flow into the pretty garden, perfect for enjoying the outdoors all year round.

Outside, the mature tree-lined gardens not only enhance the property's curb appeal but also provide a sense of privacy and tranquillity. With parking for 3 vehicles, convenience is at the forefront of this home.

Don't miss the opportunity to make this detached house your own and enjoy the best of both worlds - a peaceful retreat with easy access to local Appley Park and Beach.



Accommodation

Porch

Entrance Hall

Built-in Storage

Cloakroom W/C

Lounge

14'5" x 12'4" max (4.39m x 3.76m max)

Conservatory

25'5" x 12'9" narrowing to 6'7" (7.75m x 3.89m
narrowing to 2.01m)

Dining Room

15'9" into bay x 12'3" max (4.80m into bay x 3.73m
max)

Kitchen

16'5" x 9'5" (5.00m x 2.87m)

Bedroom

11'4" x 8'10" (3.45m x 2.69m)

Bathroom

8'10" x 4'7" (2.69m x 1.40m)

Landing

Loft Hatch

Built-in Storage

Bedroom

14'5" x 12'4" including wardrobes (4.39m x 3.76m
including wardrobes)

Bedroom

16'4" into bay x 12'4" max (4.98m into bay x 3.76m
max)

Bedroom

8'10" x 6'7" (2.69m x 2.01m)

Bathroom

6'9" x 6'5" (2.06m x 1.96m)



Built-in Boiler Cupboard

Driveway Parking

Spaces for 3 to 4 cars.

Council Tax

Band E

Tenure

Freehold

Gardens

Mature trees sit along the front boundary screening the house well from the surroundings. The frontage includes a lawn edges by equally established shrubs. The remainder is designated for parking and turning purposes. Side accesses to rear garden. Here the well kept lawn garden is nicely secluded having mature tree-lined boundaries. A pathway from the paved patio leads to a second seating area at the far end of the garden. Garden tap. A dwarf wall with planter edges the patio area. Garden shed. External sockets.

Construction Type

Cavity wall construction

Flood Risk

Very Low Risk

Mobile Coverage

Limited Coverage: EE, O2 & Vodafone

Broadband Connectivity

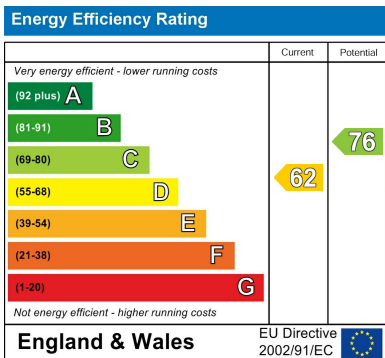
Openreach and Wightfibre networks. Ultrafast fibre available.

Services

Unconfirmed gas, electric, telephone, mains water and drainage.

Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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