



2 THE RIDGEWAY, MARLOW
PRICE: £840,000 FREEHOLD

am ANDREW
MILSON

**2 THE RIDGEWAY
MARLOW
BUCKS SL7 3LL**

PRICE: £840,000 FREEHOLD

Positioned on a good sized corner plot in this popular residential setting, an extremely well presented and thoughtfully extended four bedroom semi-detached family home offering well planned living accommodation worthy of an internal inspection.

FRONT & REAR GARDENS: MAIN BEDROOM WITH ENSUITE SHOWER ROOM: THREE FURTHER BEDROOMS: FAMILY BATHROOM: SEPARATE W.C.: ENTRANCE HALL: LIVING ROOM: DINING ROOM: REFITTED KITCHEN/BREAKFAST ROOM: UTILITY ROOM: CLOAKROOM: GAS CENTRAL HEATING TO RADIATORS: DOUBLE GLAZING: INTEGRAL GARAGE: AMPLE DRIVEWAY PARKING. SCOPE TO FURTHER EXTEND, SUBJECT TO USUAL PLANNING CONSENT.

TO BE SOLD: an impressive four bedroom family home providing good sized light and airy living accommodation situated in this popular setting within three quarters of a mile of Marlow town centre. Marlow has excellent sports and social facilities, a busy High Street with variety of shops and restaurants and a railway station with trains, via Maidenhead, to London Paddington which links to the Elizabeth Line. The M4 and M40 are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively. The accommodation comprises:

Part glazed front door to **ENTRANCE HALL** stairs to First Floor Landing with storage cupboard under, radiator.



LIVING ROOM dual aspect room with double glazed window and double glazed doors to the rear garden, stone feature fireplace with inset gas coal effect fire, two radiators, television aerial point.



DINING ROOM front aspect room with double glazed window, radiator and door to



KITCHEN/BREAKFAST ROOM refitted with a range of Shaker style floor and wall units, granite work surfaces incorporating a two seater breakfast bar, rear aspect double glazed window and doors to garden, ceramic hob with extractor fan over, tall cupboard housing oven and grill, integrated dishwasher, two integrated fridges, laminated wood flooring, single bowl sink, concealed central heating boiler.

REAR LOBBY tiled floor and door to garden, door to Garage.

UTILITY ROOM floor and wall units, single drainer sink, space and plumbing for washing machine, space for additional fridge or freezer, double glazed frosted window, tiled floor, radiator, low level w.c.

FIRST FLOOR

LANDING radiator.



BEDROOM ONE front aspect room with double glazed window, range of built in wardrobes with matching drawers, radiator and doors to



ENSUITE SHOWER ROOM tile and glazed shower cubicle, vanity wash hand basin, low level w.c., fully tiled walls, heated towel rail, double glazed frosted window.



BEDROOM TWO front aspect room with double glazed window, radiator.

BEDROOM THREE rear aspect room with double glazed window, radiator.

BEDROOM FOUR front aspect room with double glazed window, radiator.



FAMILY BATHROOM white suite comprising enclosed panel bath with shower over, vanity wash hand basin, airing cupboard, heated towel rail, double glazed frosted window.

SEPARATE W.C. low level w.c., double glazed frosted window.

OUTSIDE

TO THE FRONT of the property is a shaped area of lawn and a good sized driveway providing ample off road parking.

TO THE REAR the garden is an attractive feature of this property benefiting from a good sized paved patio area leading onto the remainder of the garden which is predominantly laid to lawn with brick edge flower and shrub borders, raised planters, panel fence and brick wall surround, gated rear access leading to additional driveway parking.

INTEGRAL GARAGE up and over door, light and power.

NB. The owners of this property are relatives of a member of staff at Andrew Milsom.



M21840525 EPC BAND: TBC
COUNCIL TAX BAND: TBC

VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or 01628 890707.

DIRECTIONS: using the postcode **SL7 3LL** number 2 can be found towards the top end of The Ridgeway identified by an Andrew Milsom 'For Sale' Board.

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.

Approximate Gross Internal Area
Ground Floor = 92.4 sq m / 994 sq ft
First Floor = 62.5 sq m / 673 sq ft
Total = 154.9 sq m / 1,667 sq ft
(Including Garage)

