



OLMEDA, MEDMENHAM
OFFERS IN THE REGION OF £650,000 FREEHOLD

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MILSOM

**OLMEDA
FERRY LANE
MEDMENHAM
MARLOW
BUCKS SL7 2EZ**

OFFERS IN THE REGION OF £650,000

Situated in a sought after riverside location in the picturesque conservation village of Medmenham, an attractive Grade II listed semi-detached home in need of modernisation.

**MATURE 160' x 55' PLOT:
THREE BEDROOMS: SHOWER ROOM:
LIVING ROOM: STUDY: FITTED KITCHEN:
OIL CENTRAL HEATING:
LEADED LIGHT WINDOWS:
GARAGE: NO ONWARD CHAIN.**

TO BE SOLD: this attractive Grade II Listed period home is situated along Ferry Lane in a delightful location within a stone's throw of the River Thames. The property has attractive white rendered and chalk block elevations with leaded light windows and a clay tiled roof. Inside, the property is in need of updating but offers good sized and light rooms. Set on an ample plot with south and west facing gardens, the property is being sold with no onward chain. The picturesque village of Medmenham is situated on the River Thames just three and a half miles west of Marlow in an area of outstanding natural beauty. Linked by a regular bus service to Marlow and Henley, both of which provide extensive schools and shopping facilities. Olmeda is within a short walk of the River Thames, foot and bridal paths leading into The Chiltern Hills and Hambleton Valley. The M40 can be reached at High Wycombe 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:

ENTRANCE HALL quarry tiled floor, stairs to First Floor, radiator.



KITCHEN range of white gloss wall and base units with contrasting working surface, AEG five ring hob with cooker hood, fitted drawers, AEG dishwasher, single drainer sink unit, Neve washing machine, fridge and freezer, Zanussi oven, oil fired boiler and door to outside.



LIVING ROOM open fireplace, under stairs cupboard, shelved cupboard, two radiators, door to



STUDY French doors to outside, cupboard housing meter and electrical consumer unit.

FIRST FLOOR

LANDING fitted cupboards.

BEDROOM ONE fitted shelves, airing cupboard with hot water cylinder, radiator.



SHOWER ROOM refitted with white suite of low level w.c., pedestal basin, walk in shower with separate shower unit, tiled walls, radiator, access to loft.



BEDROOM TWO radiator.



BEDROOM THREE fitted wardrobes, radiator.

OUTSIDE



THE GARDENS. The property is set on a good sized plot with south and west facing gardens mainly laid to lawn with flagstone pathway, fish pond, oil tank, mature privet hedge with outside lighting, water tap, gateway to Ferry Lane, rose bed and double gates leading onto a driveway with a **DETACHED GARAGE**.



M48820925 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 2EZ** Olmeda is located towards the end of Ferry Lane on the left hand side.



ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in lettings work must comply with AML regulation. As a result on agreement of a purchase you will be invited to complete a mandatory AML check at a cost of **£30 plus VAT** per named buyer.

Allan Buckridge of Thameside Associates can guide you through the mortgage maze. A local independent broker with over 30 years' experience and access to all U.K. Lenders. 01628 623 600 or 0771 325 6712. allan.buckridge@thamesideassociates.co.uk
69 The Parade, Bourne End, Bucks, SL8 5 SB. Full legal statement available upon request.

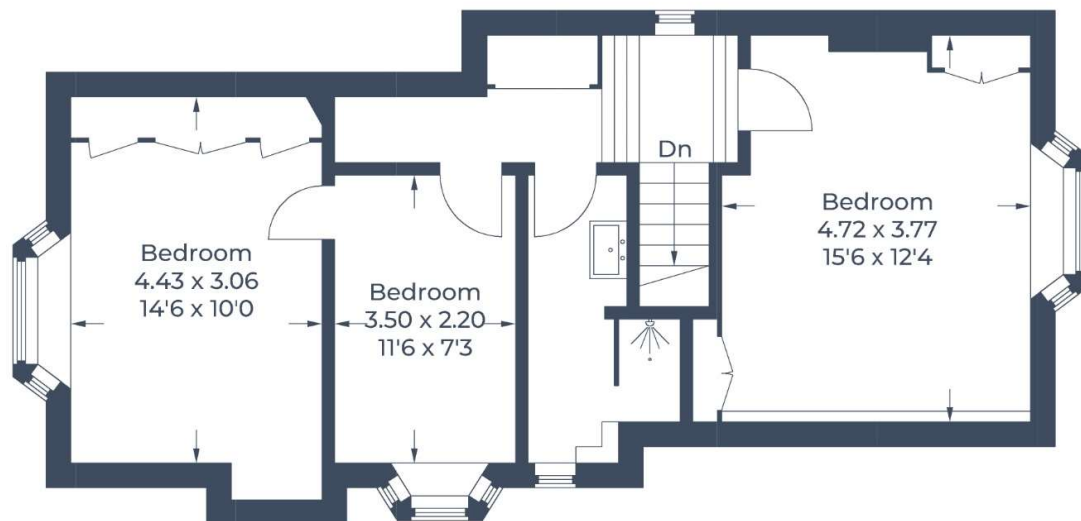
Your home is at risk if you do not maintain mortgage payments, or a loan secured on it.'

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.

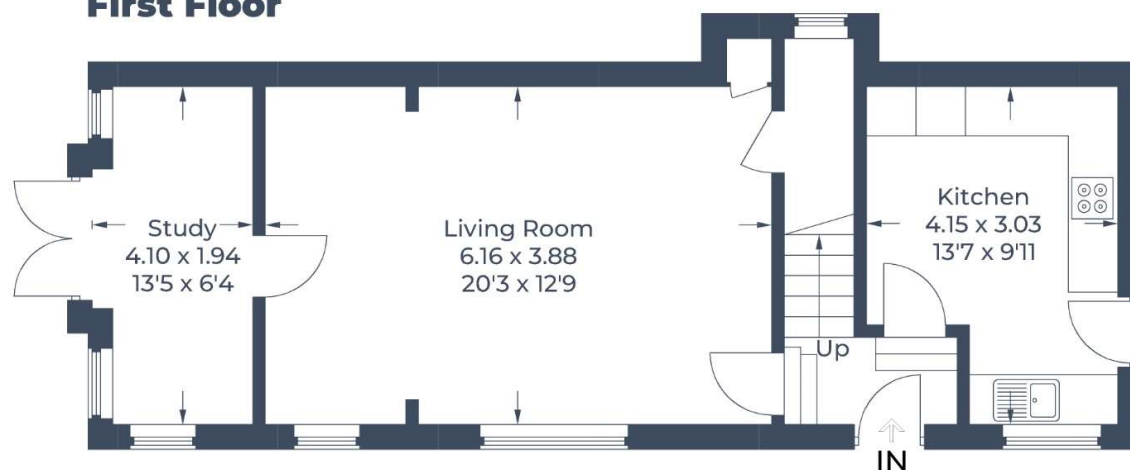
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

DRAFT DETAILS - AWAITING CLIENTS APPROVAL

Approximate Gross Internal Area
Ground Floor = 51.8 sq m / 557 sq ft
First Floor = 54.8 sq m / 590 sq ft
Total = 106.6 sq m / 1,147 sq ft



First Floor



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.