



6, THE RIDGEWAY, MARLOW
OFFERS IN EXCESS OF £550,000 FREEHOLD

am ANDREW
MILSOM

**6 THE RIDGEWAY
MARLOW
BUCKS, SL7 3LL**

**OFFERS IN EXCESS OF £550,000
FREEHOLD**

A mature three bedroom semi detached home requiring complete modernisation providing the ideal opportunity to improve, remodel and extend subject to usual planning consent situated in this popular residential setting within one mile of Marlow High St.

**FRONT & REAR GARDENS:
THREE BEDROOMS: BATHROOM:
ENTRANCE HALL:
LIVING/DINING ROOM: KITCHEN:
GAS CENTRAL HEATING:
DRIVEWAY PARKING:
NO ONWARD CHAIN.**

TO BE SOLD: Situated in this pleasant and convenient setting, a three bedroom semi detached family home in need of modernisation positioned in Holy Trinity and Sandygate primary schools catchment. This property provides ample scope to remodel and enlarge subject to usual consent. 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:

ENTRANCE PORCH with glazed door to

ENTRANCE HALL wood block flooring, stairs to first floor with storage cupboard under, radiator.



LIVING ROOM/DINING ROOM a dual aspect room with picture windows, tiled fireplace, radiators.



KITCHEN matching floor and wall units, single bowl sink, freezer, cooker, wood block flooring, serving hatch from Dining area, rear aspect window, larder cupboard, recessed central heating boiler, door to side.

FIRST FLOOR LANDING loft access, side access window, airing cupboard.



BEDROOM ONE front aspect secondary glazed window, built in wardrobes, radiator.



BEDROOM TWO rear aspect picture window, built in wardrobe, radiator.



BEDROOM THREE front aspect secondary glazed window, radiator.



BATHROOM comprising an enclosed panel bath, wash hand basin, low level wc, radiator, frosted window.

OUTSIDE



TO THE FRONT the property is a small area of garden and **driveway parking** to the side which leads to the **REAR GARDEN** which is a good size with greenhouse, leanto and garden shed.



M48911125 EPC BAND: C
COUNCIL TAX BAND: E

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

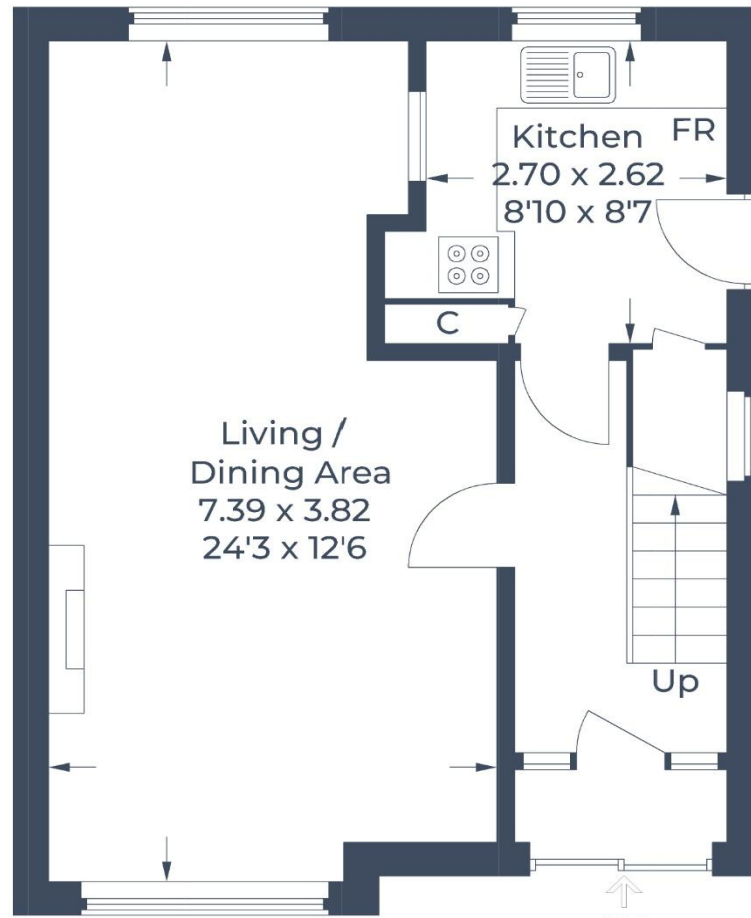
DIRECTIONS: using the post code SL7 3LL No.6 can be found approximately half the way around The Ridgeway on the left hand side identified an Andrew Milsom for sale board.

ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in Lettings work must comply with AML Regulations. 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.

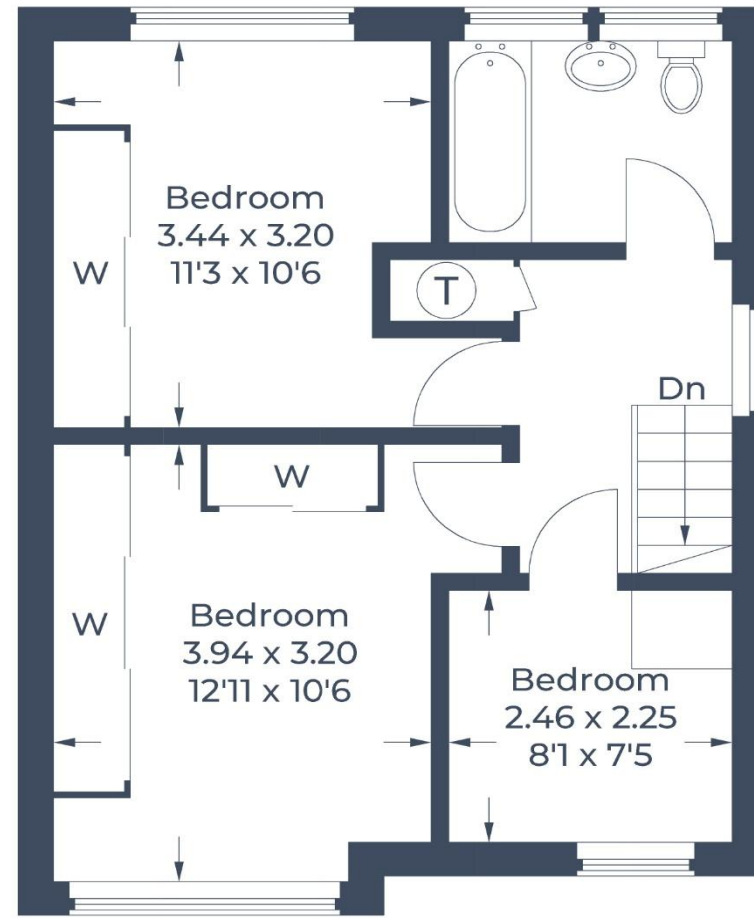
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

DRAFT DETAILS - AWAITING CLIENTS APPROVAL

Approximate Gross Internal Area
Ground Floor = 42.3 sq m / 455 sq ft
First Floor = 42.0 sq m / 452 sq ft
Total = 84.3 sq m / 907 sq ft



Ground Floor



First Floor

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

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