



Trusted since 1802
HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS

The Ridgeway, Marlow

Extended Semi-Detached House in a Location Popular with Families

Guide Price £730,000

Freehold

91 The Ridgeway, Marlow, SL7 3LH

- Spacious through Lounge/Diner with bay window and open fireplace
- Conservatory with views to the rear garden
- Open plan kitchen/breakfast room
- Ground floor double bedroom with en-suite shower room
- Three further bedrooms and a bathroom to the first floor
- Far reaching views over Marlow from the first floor
- Communal green close-by offering social gathering place for the local community and space for children to play
- 1 mile from the top of Marlow High Street



Introducing this charming extended semi-detached house situated in the sought-after location of The Ridgeway in Marlow. This property boasts bay windows, a spacious through lounge/diner with fully functional open fireplace, and a conservatory offering views of the southerly facing rear garden and outdoor entertaining space. Ideal for families, this home features a convenient ground floor bedroom with its own en-suite and access to the rear patio. The open plan kitchen/breakfast room leads out to the carport area, perfect for ease of access. Upstairs, you will find three further bedrooms, a bathroom, and beautiful elevated views over Marlow. The southerly facing rear garden, carport and driveway parking, as well as mature shrubs at the front ensuring privacy, make this property an ideal choice for homebuyers. The location of this property is perfect for families, with great links to nearby schools for all ages. Residents can enjoy the communal green for social events and children's play, beyond the green there is a publicly accessible meadow and woodland walk, which is popular with dog walkers and families. Just a mile away is the top of Marlow high street, offering boutiques, shops, restaurants, and access to Higginson Park with its children's play area and riverside walks along the Thames.



Exterior

To the front of the property, you will find the block paved driveway and wooden gated access to the carport area, there is a lawn area, and all screened by a mature shrub/tree border to the front for privacy. To the rear of the property, you will find the raised patio area with space for table and chairs and steps down to the mainly laid to lawn area, outside shed and all enclosed by mature shrub borders and wooden fencing.

Situation

Marlow is a charming and historic town set on the banks of the River Thames, surrounded by the beautiful Chiltern countryside designated as an Area of Outstanding Natural Beauty. Marlow offers a variety of cafes, bars and restaurants and is a perfect place for enjoying the River Thames and shopping with a difference. Many recreational activities are available within the local area and there are excellent schools for children of all ages available in both Marlow and surrounding districts. Marlow station provides access to London Paddington (GWR & Elizabeth Line) and is within easy access of the M4 and M40.



Services

Heating: Gas fired hot water radiators

Water: Mains Supply

Sewerage: Mains Supply

Local Authority - Buckinghamshire Council

Council Tax Band - E

Energy Performance Rating - D65

**Approximate Gross Internal Area 1313 sq ft - 122 sq m
(Excluding Carport)**

Ground Floor Area 870 sq ft – 81 sq m

First Floor Area 443 sq ft – 41 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	65	71
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

**VIEWINGS - Strictly by appointment only
with Simmons & Sons - Marlow Sales**

T: 01628 484353

E: marlowsales@simmonsandsons.com

W: <http://www.simmonsandsons.com>

Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Simmons & Sons has any authority to make or give any representation or warranty whatsoever in relation to this property.

Sales

32 Bell Street
Henley-on-Thames
Oxon
RG9 2BH
T: 01491 571111

Lettings & Management

1 High Street
Marlow
Bucks
SL7 1AX
T: 01628 484353

Commercial

12 Wote Street
Basingstoke
Hants
RG21 7NW
T: 01256 327711

Development

Peper Harow
The Estate Office
Godalming
GU8 6BQ
T: 01483 418151

Rural

SIMMONS & SONS