



16 THE RIDGEWAY, MARLOW
PRICE: £825,000 FREEHOLD

am ANDREW
MILSON

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

PRICE: £825,000 FREEHOLD

Set on rising ground, one mile from Marlow High Street, a well presented and thoughtfully planned three bedroom semi detached home extended to create impressive accommodation

46FT REAR GARDEN: THREE DOUBLE BEDROOMS: REFITTED BATHROOM: CLOAKROOM: SITTING ROOM WITH FIREPLACE: SUPERB KITCHEN/DINING ROOM: FAMILY ROOM/BEDROOM FOUR: GAS CENTRAL HEATING: DOUBLE GLAZING: DRIVEWAY PARKING: VIEWING RECOMMENDED.

TO BE SOLD: This well planned and presented, extended semi detached home is situated in the sought after Sandygate school catchment, within approximately one mile of Marlow High Street. An internal inspection will reveal light, well fitted and good size rooms, whilst the rear garden has been landscaped and includes an impressive raised deck and artificial lawn. Situated in this sought after position, the property enjoys a pleasant outlook and is within a walk of shops in Oak Tree Road as well as being in the popular Sandygate Primary School catchment. 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:

COVERED ENTRANCE stone step, front door. to

ENTRANCE HALL, stairs to first floor with cupboard, glazed door to kitchen/dining room.

CLOAKROOM with white suite of low level WC wash basin, small cupboard, tiled floor, Logic gas fired combination boiler.

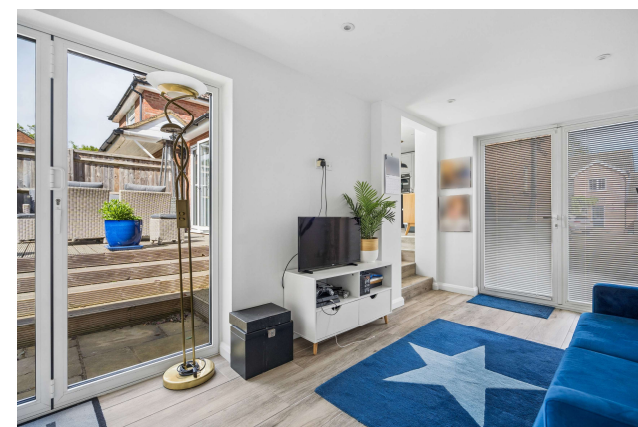


SITTING ROOM wooden floor, encased radiator, bay window, attractive log effect gas fire.



KITCHEN/DINING ROOM with range of wall and base units with white granite working surfaces, large breakfast bar with seating for four, inset four ring gas hob with cooker hood, fitted drawers, double oven, fridge, freezer, dishwasher, sink with grooved drainer mixer, tap, tiled floor, wide opening to dining room bifold doors to raised deck, part vaulted ceiling, space

for table, **utility cupboard** with space and plumbing for washing machine, space for tumble drier, steps down to family room



FAMILY ROOM/ BEDROOM FOUR tiled floor, double glazed double doors to front and bi folds to side, deep storage cupboard, suitable conversion to ensuite shower room if required.

FIRST FLOOR

LANDING, access to loft, broom cupboard



BEDROOM ONE bay window, radiator, slatted blinds, fitted wardrobes,



BEDROOM TWO, mirror wardrobe, radiator.



BEDROOM THREE, radiator



BATHROOM refitted with a white suite of large panel bath with overhead rose, shower attachment, screen, tiled walls and floor, heated towel rail, wash basin with vanity drawers, WC.

OUTSIDE

THE FRONT GARDEN includes a lawn area with stone steps up to the front door and a block paved driveway for the parking of three cars with outside tap and access to the family room.



THE REAR GARDEN has an attractive raised deck with steps down to a stone patio and to an area of artificial grass with railway sleepers to its edges, maturing shrubs and trees and panel fencing to rear.

There is a timber garden shed, outside lighting and doors into the dining room and to the family room



M20370426 **EPC BAND: D**
COUNCIL TAX BAND: E

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

DIRECTIONS: using the postcode **SL7 3LL** No 16 is on the left side of the upward slope of The Ridgeway

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 = 73.7 sq m / 793 sq ft
First Floor = 50.6 sq m / 545 sq ft
Total = 124.3 sq m / 1,338 sq ft

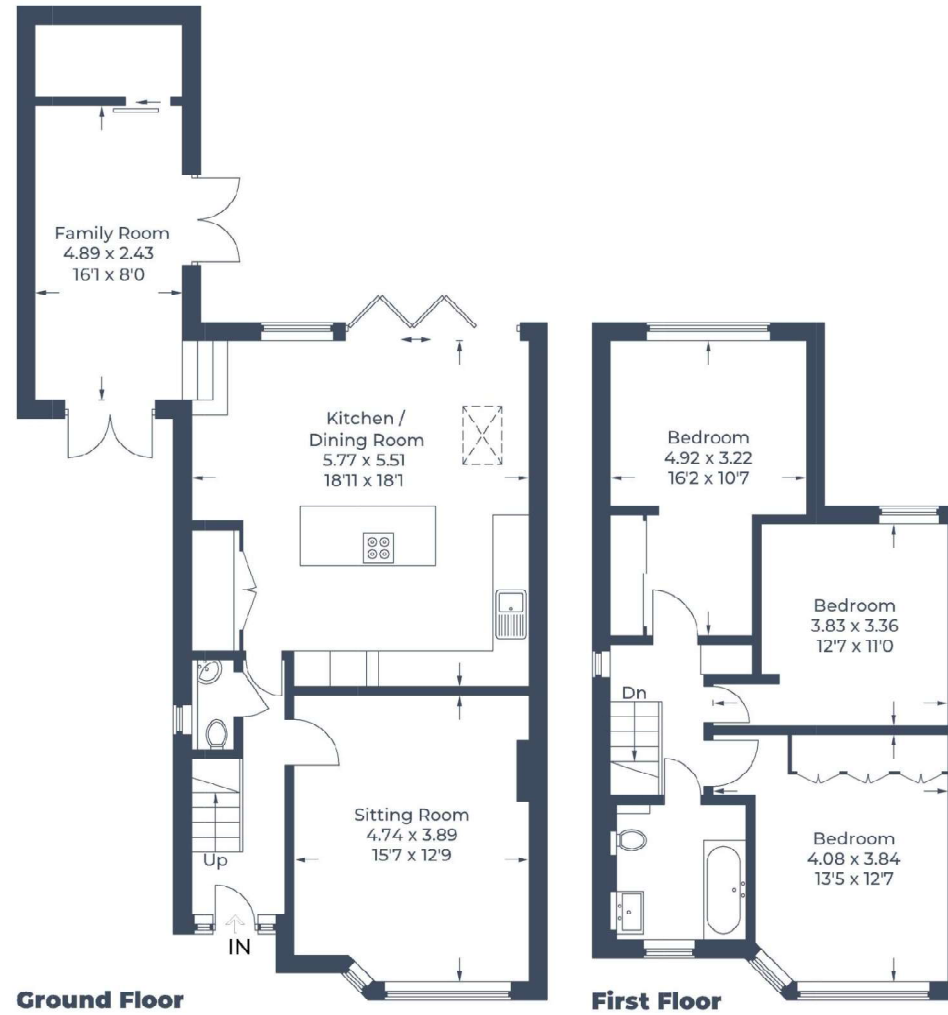


Illustration for identification purposes only,
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