



40 THE RIDGEWAY, MARLOW
PRICE: £695,000 FREEHOLD

am ANDREW
MILSON

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

PRICE: £695,000 FREEHOLD

A thoughtfully extended and extremely spacious four bedroom semi-detached home situated in this popular residential setting worthy of an internal inspection.

**PRIVATE REAR GARDEN BACKING ONTO A CENTRAL GREEN: MAIN BEDROOM WITH ENSUITE SHOWER ROOM:
THREE FURTHER BEDROOMS:
FAMILY BATHROOM: ENTRANCE HALL:
CLOAKROOM: OPEN PLAN
KITCHEN/DINER: UTILITY ROOM: STUDY:
LIVING ROOM: GAS CENTRAL HEATING TO RADIATORS: GARAGE:
DRIVEWAY PARKING.**

TO BE SOLD: a spacious and cleverly extended four bedroom semi-detached home in need of some modernisation providing ample scope to remodel and improve conveniently located within three quarters of a mile of Marlow High Street. 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** laminated wood flooring, covered radiator, stairs to First Floor Landing with storage cupboard under.

CLOAKROOM comprising low level w.c., pedestal wash hand basin, radiator, frosted window.



KITCHEN/DINER fitted with a matching range of floor and wall units, granite work surfaces incorporating a large central island with inset five burner gas hob and drawers under, one and half bowl single drainer sink unit, electric oven, combination microwave, warmer drawer, space for American style fridge freezer, tiled floor, space and plumbing for dishwasher, rear aspect window, stable door and additional sliding doors to garden, wine rack.

UTILITY ROOM providing space and plumbing for washing machine and tumble dryer, single drainer single bowl sink unit with cupboards under.

STUDY with concealed central heating boiler, space for desk.



LIVING ROOM a dual aspect room with sliding doors to the front garden, exposed brick fireplace with inset gas fire, radiators, television aerial point.

FIRST FLOOR

LANDING



BEDROOM ONE a dual aspect room with built in wardrobes, radiator, sliding door to



ENSUITE SHOWER ROOM with tile and glazed shower cubicle, vanity wash hand basin, low level w.c., frosted window, tiled floor, radiator.

BEDROOM TWO a front aspect room with far reaching views, radiator.

BEDROOM THREE a dual aspect room, radiator.

BEDROOM FOUR a side aspect room, radiator.

BATHROOM comprising enclosed panel bath with shower over, pedestal wash hand basin, low level w.c., radiator, frosted window.

OUTSIDE

TO THE FRONT is driveway parking leading to

GARAGE with up and over door.



TO THE REAR of the property is a paved patio area with steps up to a lawned garden and onto a further raised patio area with shed and greenhouse.



M47660224

EPC BAND: D.

COUNCIL TAX BAND: TBC

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

DIRECTIONS: using the postcode **SL7 3LL** the subject property can be found on the corner of The Ridgeway and Woodland Way.

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.

Attfield James Financial Management can guide you through the Mortgage maze. Part of the Fairstone Group with access to the whole mortgage market including later life mortgages and equity release. They also advise on insurances, pensions and investments. 01628 623 600.

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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 = 79.8 sq m / 859 sq ft
First Floor = 63.2 sq m / 680 sq ft
Outbuilding = 27.9 sq m / 300 sq ft
Total = 170.9 sq m / 1,839 sq ft

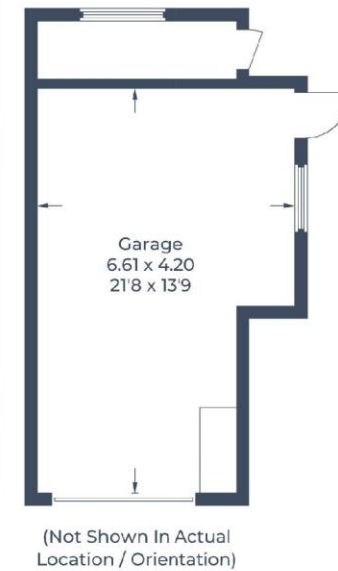
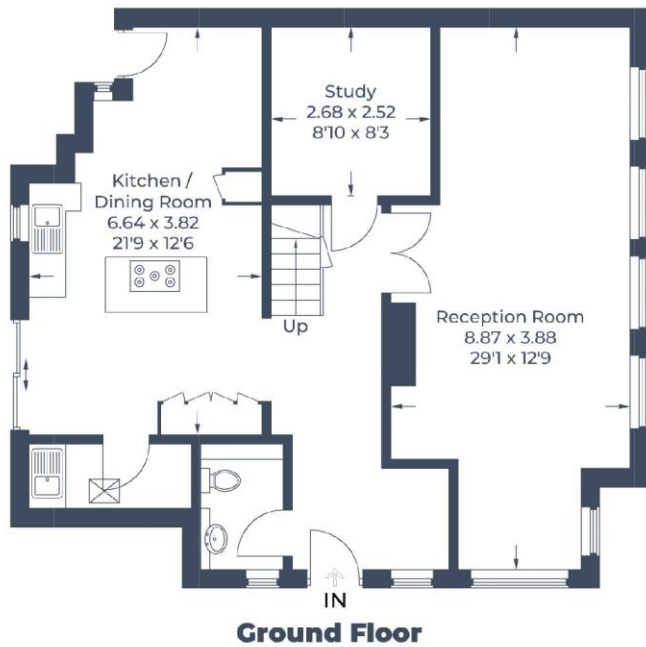


Illustration for identification purposes only,
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