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SIMMONS & SONS



Berwick Road, Marlow

Guide Price £635,000

Extended Edwardian End Terrace Home with Countryside Views

Freehold

21 Berwick Road, Marlow, SL7 3AR

- Well maintained and immaculately kept modern, yet characterful property
- Through lounge/dining room with bay window to the front and characterful fireplace
- Spacious kitchen with double doors leading into the garden
- Boot room and separate cloakroom
- Bedroom one has built in storage & bedroom two has beautiful views to the rear over the countryside
- Modern four-piece bathroom with free standing bath
- Long South-Westerly facing rear garden with views to the countryside at the rear
- The garden has been set up into different areas for entertaining or relaxing and enjoying the sun throughout the day
- Outbuilding currently used as studio/office



Situated on Berwick Road, this beautifully extended Edwardian end terrace house offers a blend of character and modern living. Presented to a high standard throughout, this freehold property provides a well-maintained and spacious home with charming period features and countryside views. The accommodation comprises two bedrooms, including a master bedroom with built-in storage and a second bedroom overlooking the picturesque rear garden and open countryside beyond. The property benefits from a modern four-piece bathroom featuring a freestanding bath, enhancing the luxurious feel. The inviting through lounge/diner boasts a bay window to the front and an attractive characterful fireplace, creating a warm and welcoming atmosphere. The spacious kitchen is thoughtfully designed with double doors that open directly into the south-westerly facing rear garden, allowing for seamless indoor-outdoor living. Additional practical spaces include a boot room and a separate cloakroom. The extensive rear garden has been carefully landscaped into distinct areas, ideal for entertaining or relaxing while enjoying the sun throughout the day and the tranquil countryside views. An outbuilding currently serves as a versatile studio or office space, adding further functionality to this charming home. This home on Berwick Road represents a rare opportunity to acquire a characterful and modern property in a sought-after location.



Exterior

To the front of the property it is brick-block paved with gated front entrance and gated side access to the rear all enclosed by brick retaining wall. To the rear of the property, there is an extensive decked area leading on to a paved area with space for table and chairs and then laid to lawn leading up to the outbuilding - currently used as a studio/office. There is a shingled path leading beyond the studio that takes you to a private area that has been decked with room for table and chairs and a shed located here. Steps take you up to a raised area with a fabulous view to the field at the rear.

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.

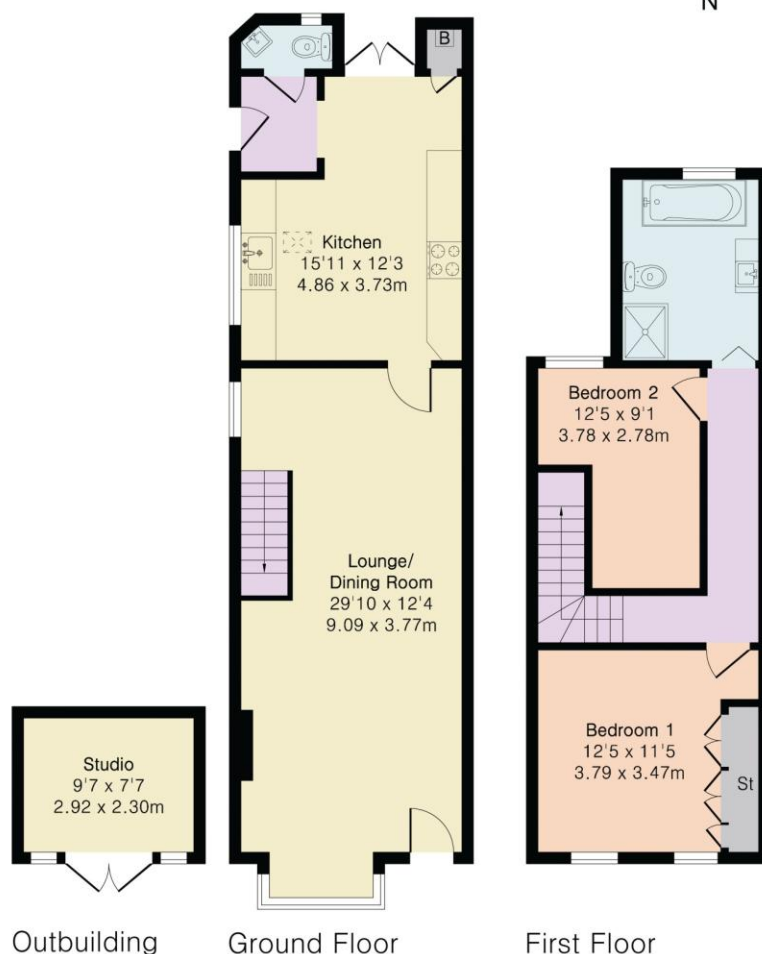


**Approximate Gross Internal Area 999 sq ft - 93 sq m
(Excluding Outbuilding)**

Ground Floor Area 578 sq ft - 54 sq m

First Floor Area 421 sq ft - 39 sq m

Outbuilding Area 72 sq ft - 7 sq m



Outbuilding

Ground Floor

First Floor

Local Authority - Buckinghamshire Council

Council Tax Band - E

Energy Performance Rating - **D64**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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

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