



77 BERWICK ROAD, MARLOW
PRICE: £734,500 FREEHOLD



am ANDREW
MILSOM

**77 BERWICK ROAD
MARLOW
BUCKS SL7 3AS**

PRICE: £734,500 FREEHOLD

In a desirable semi-rural location along a peaceful no-through road, this beautifully presented Edwardian semi-detached cottage offers delightful country views and modern comforts. The property boasts a stunning 130ft southwest-facing garden, meticulously landscaped to enhance the picturesque outlook over open fields—perfect for relaxing or entertaining.

**130FT SOUTH WEST REAR GARDEN
BACKING ON TO FIELDS:
THREE BEDROOMS: BATHROOM:
ENSUITE SHOWER ROOM:
LIVING ROOM WITH FEATURE
FIREPLACE: DINING ROOM:
MODERN FITTED KITCHEN/BREAKFAST
ROOM: GAS CENTRAL HEATING:
CATCHMENT FOR OUTSTANDING
SCHOOLS**

TO BE SOLD: Inside, the inviting living room features a full-height bay window and an original fireplace, creating a warm and welcoming ambiance. The spacious dining room showcases original hardwood flooring and offers flexibility for various uses, while the recently renovated kitchen/breakfast room features a stylish range of Shaker-style units and integrated appliances, including a large Rangemaster oven. With three well-appointed bedrooms—one with an ensuite—and a bright family bathroom, this home combines character with comfort. Just a short stroll from Marlow High Street and within the catchment for outstanding schools, this enchanting cottage is a must-see for anyone seeking a perfect blend of tranquility and convenience.

LOCATION: Conveniently located just a short, level walk from the vibrant Marlow high street, this home perfectly balances peaceful semi-rural living

with the allure of town life. Marlow, recently awarded "Best Town" in the Great British High Street Awards for 2024, offers a superb range of retailers, blending an eclectic mix of local boutiques and well-known national names. You'll find numerous bars, cafés, and Michelin-starred restaurants that cater to every occasion, enhancing the town's vibrant atmosphere.

Nestled on the banks of the picturesque River Thames, Marlow invites residents to enjoy scenic riverside walks along the Thames Path. The Marlow Rowing Club provides ample opportunities for water sports, while the surrounding countryside offers a wealth of outdoor pursuits. Residents can engage in a variety of sports, including golf, football, cricket, and rugby, thanks to the numerous local clubs and facilities.

Marlow is also an ideal location for families, with exceptional schools such as Sir William Borlase's Grammar School and Great Marlow School, making it a sought-after choice. For commuters, Marlow train station offers services to London Paddington (via Maidenhead, with the new Elizabeth Line), while easy access to the M40 and M4 motorways enhances connectivity to the wider region. The blend of community spirit, recreational opportunities, and natural beauty makes Marlow a truly desirable place to call home.

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

DIRECTIONS: using the postcode **SL7 3AS** No.77 is on the left towards the start of Mundaydean lane.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL stairs to first floor, opening to;



LIVING ROOM Benefitting from a full height bay window overlooking the fields in front, feature fireplace, original hardwood flooring and a radiator,

DINING ROOM A large, multi-purpose room with original wood flooring, windows to side and rear, understairs storage cupboard with space for condensing/heat pump dryer.



KITCHEN/BREAKFAST ROOM Recently renovated by the current owners offering a modern range of Shaker style wall and base units with marble effect quartz work surface over, butler style sink with brass mixer tap benefitting from filtered water, integrated Samsung fridge freezer, AEG washer/dryer, BOSCH dishwasher, wine fridge and a large Rangemaster Professional + oven with

induction hob and extractor fan over. To the rear of the kitchen is space for a breakfast area benefitting from a large double glazed timber picture window overlooking the garden and fields beyond with access via the patio doors.

FIRST FLOOR



BEDROOM ONE Two large windows overlooking the fields at the front of the property, radiator under windows, built in storage cupboard, pendant light.



BEDROOM TWO A double aspect room with double glazed windows, radiator.



BATHROOM A three piece sweet of bath with shower over with screen and centred mixer taps, low level wc, wash basin with vanity cupboard over, window to rear, cupboard housing Worcester boiler and additional storage. Access to additional boarded and insulated loft space

SECOND FLOOR



BEDROOM THREE A loft conversion with Velux windows door to;

ENSUITE SHOWER ROOM a white three piece sweet of enclosed shower unit, low level wc. basin with vanity under, double glazed window overlooking the fields, tiled walls and floor



OUTSIDE

TO THE FRONT there are steps leading from the pavement with an area laid to lawn and a path leading to the front door and the side gate. **TO THE REAR** Is a recently landscaped 130ft garden with paved area directly to the side and rear of the property with stairs up to the lawn areas followed by a bark area with garden shed finally reaching the private paved alfresco dining area directly overlooking the fields.





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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.

allan@attfieldjamesfm.co.uk www.attfieldjamesfinancialmanagement.co.uk

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.

Approximate Gross Internal Area
 Ground Floor = 47.7 sq m / 513 sq ft
 First Floor = 38.6 sq m / 415 sq ft
 Second Floor = 17.7 sq m / 190 sq ft
 Total = 104.0 sq m / 1,118 sq ft

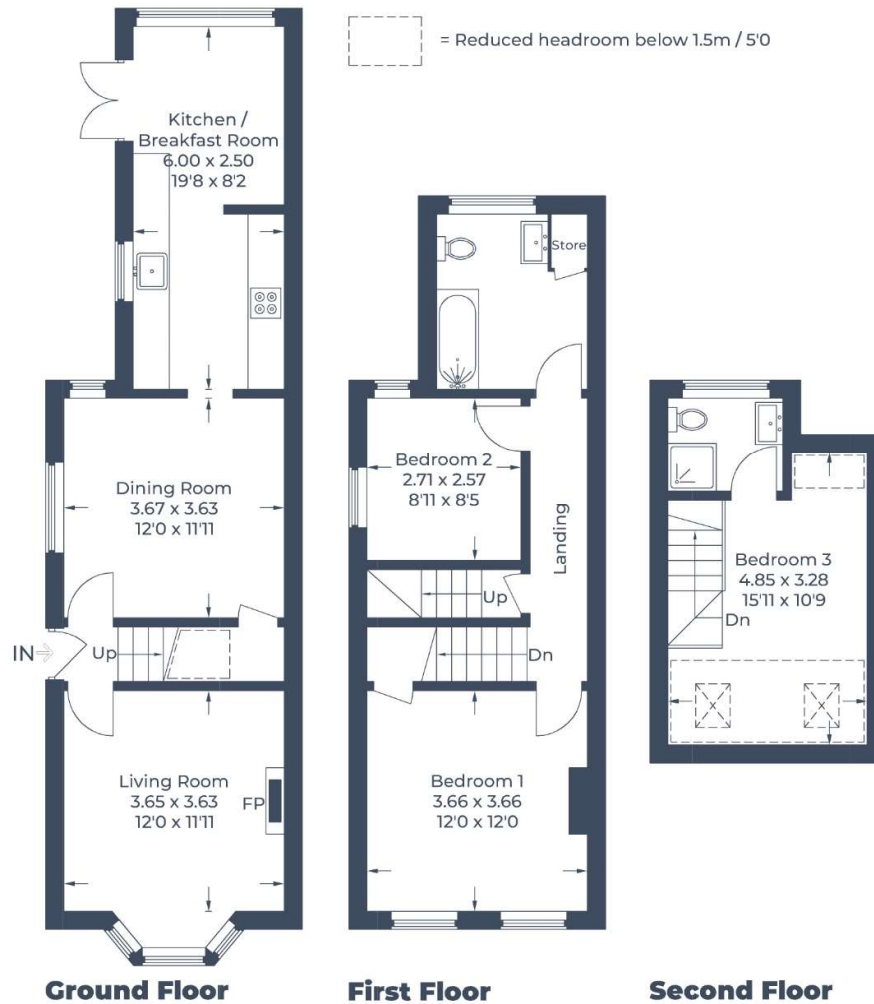


Illustration for identification purposes only,
 measurements are approximate, not to scale.

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