



Trusted since 1802

HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS

Berwick Road, Marlow

Asking Price £625,000

An Extended Three-Bedroom House with Further Scope to Extend (STPP)

Freehold

29a Berwick Road, Marlow, SL7 3AR

- Open-plan kitchen/dining/living room
- Glass sliding doors and wood burner to the living room
- Contemporary styled kitchen
- Cloakroom
- Three good sized bedrooms
- Beautifully re-fitted bathroom
- Pretty, fully enclosed South-Westerly facing rear garden
- Driveway parking
- Within a 0.4-mile level walk of the top of Marlow High Street



Located on the sought-after Berwick Road, this beautifully extended and improved three-bedroom mid-terraced house presents a wonderful opportunity for families and professionals alike. Boasting a generous 1,223 sq. ft. of well-designed living space, the property combines contemporary finishes with comfortable family living. Step inside to discover a bright and inviting open-plan kitchen, dining, and living area-perfect for both relaxing and entertaining. The contemporary kitchen is thoughtfully appointed, leading through to a spacious living room, complete with stylish glass sliding doors that frame views onto the south-westerly facing rear garden. A charming wood burner provides a cosy focal point, while the garden itself is fully enclosed, offering a private and pretty outdoor retreat. Upstairs, three good-sized bedrooms ensure plenty of space for everyone, served by a beautifully re-fitted family bathroom. There is also a convenient ground floor cloakroom for guests. The property has been very well maintained and, subject to planning permission, offers further scope to extend-making this a home that can grow with your needs. Practicality meets convenience with both a garage and driveway parking. Berwick Road is positioned within a comfortable 0.4 mile level walk of the top of Marlow High Street. With its blend of modern living, scope to personalise, and proximity to the very best of Marlow, this property offers a fantastic way of life.



Exterior

The pretty South-Westerly Rear Garden is mainly laid to lawn with flower and shrub border. Patio area with steps leading to lawn and there is a wooden shed. A side pathway leads to a garden gate opening to the front of the property. There is Driveway parking for one vehicle.

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

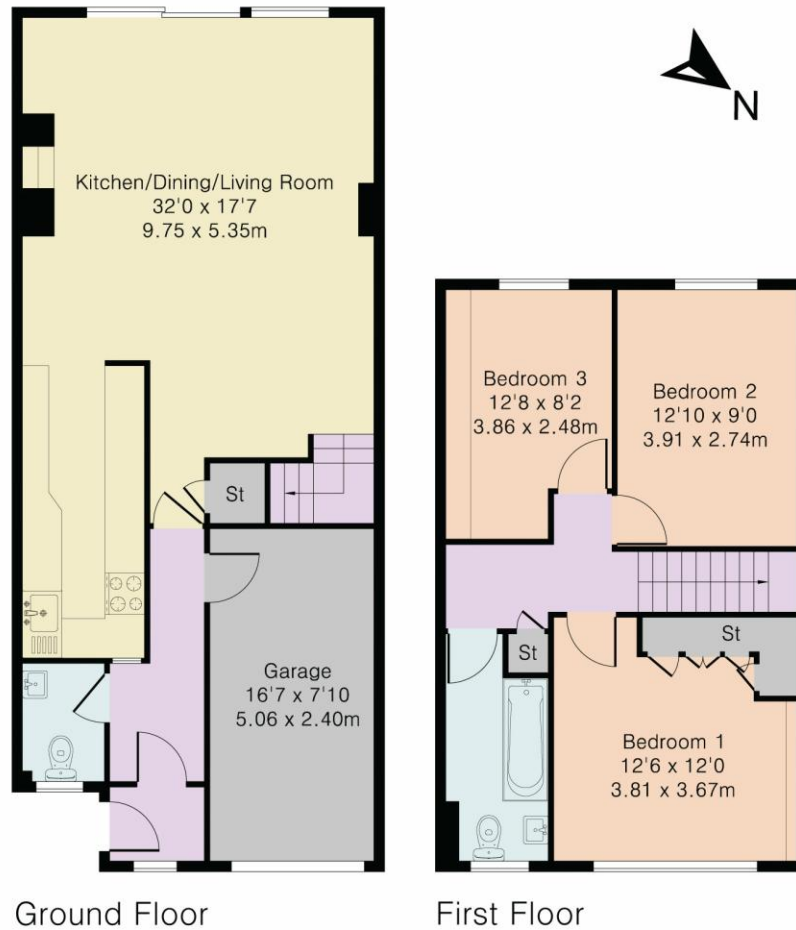
Heating: Gas fired hot water radiators

Water: Mains Supply

Sewerage: Mains Supply

Broadband: Ask Agent

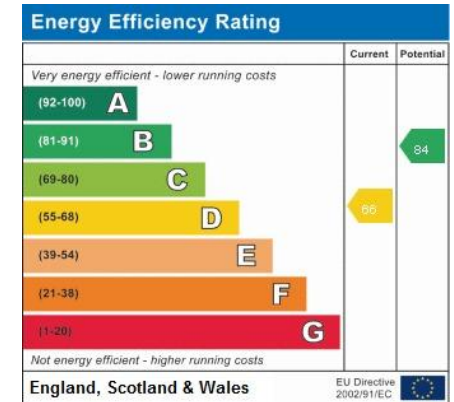
Approximate Gross Internal Area 1223 sq ft – 114 sq m
 Ground Floor Area 722 sq ft – 67 sq m
 First Floor Area 501 sq ft – 47 sq m



Local Authority - Wycombe District Council

Council Tax Band - D

Energy Performance Rating - D66



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

Lettings & Management

Commercial

Development

Rural

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

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

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

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

SIMMONS & SONS