



A well-presented home in a popular area

79 Newtown Road, Marlow, SL7 1LG

Freehold

savills

Victorian mid-terrace • Large family bathroom  
• Fully appointed, modern kitchen • Long rear garden  
• On-street parking

### Introduction

A Victorian period, mid terrace, two bedroom home, with a modern kitchen, a long rear garden and located on the limit of walking distance to the High Street.

### Distances & Times

Marlow Station – 0.5 miles,  
Marlow High Street – 0.7 miles.

### Situation

Marlow town offers a superb range of retailers, with an eclectic mix of local independent and national retailers. There are numerous bars, cafes and restaurants dotted around the town offering destinations for any occasion. The town itself is situated on the banks of the River Thames and the Thames Path follows the river through the town.

Just outside the town, the area opens out to glorious rolling countryside and a designated Area of Outstanding Natural Beauty. Outdoor pursuits are numerous, as are golf, football, cricket and rugby clubs.

For commuters, the town has a train station to Paddington (via Maidenhead) and the M40 motorway is accessed from the A404(M) which passes the town.

### Accommodation

Located on a quiet residential street, the property is positioned as a mid-terrace between other period

properties. With a small front garden as buffer from the pavement, a couple of steps lead up the front door. Once inside the entrance hallway, there is access to the two downstairs rooms, both have period feature fireplaces, a bay window in the front reception room and space for a dining area in the 2nd downstairs room which then leads through to a kitchen at the rear of the house. The kitchen itself is modern and fully appointed to include a gas hob, dishwasher and washing machine. There is also some sizable downstairs storage in the form of a tall under stair cupboard that is accessed from the kitchen. A single, double glazed door provides access out to the long rear East facing garden. The garden is laid almost entirely to lawn and includes a small garden shed for gardening tools and outdoor furniture. In the summer especially the very bottom of the garden will continue to get the last of the late afternoon sun and would benefit from the creation of a patio sun-trap.

The upstairs, consists of two bedrooms and a large family bathroom. The wide principle bedroom is a very good size covering the entire frontage of the property with two single front facing windows. Although not currently in place, the room enjoys the necessary width to allow for the installation of smart fitted wardrobes.





The second bedroom, although smaller in comparison would still be considered a small double and there is the potential to change this into the family bathroom if you instead wished to create a larger 2nd bedroom at the rear of the house in what is now the current bathroom. The family bathroom is fantastically large and grand for a house of this size with the benefit of being able to easily fit a bath tub and separate shower cubicle together. Other similar properties in Marlow have already achieved this, so there is the potential, subject to the normal planning permissions and consents, to add a second staircase and convert the loft space into useable living space, such as a third bedroom.

**Local Authority**  
Wycombe Council – Band D

**Services**  
All mains services

**Tenure**  
Freehold with vacant possession

**Energy Performance**  
A copy of the full Energy Performance Certificate is available upon request.

**Viewing**  
Strictly by appointment with Savills.

**Postcode**  
SL7 1LG

**Directions**

From Marlow High Street head south towards the river, at the mini roundabout turn left onto Station Road and continue onto Dedmere Road. At the cross road turn left onto Newtown Road.



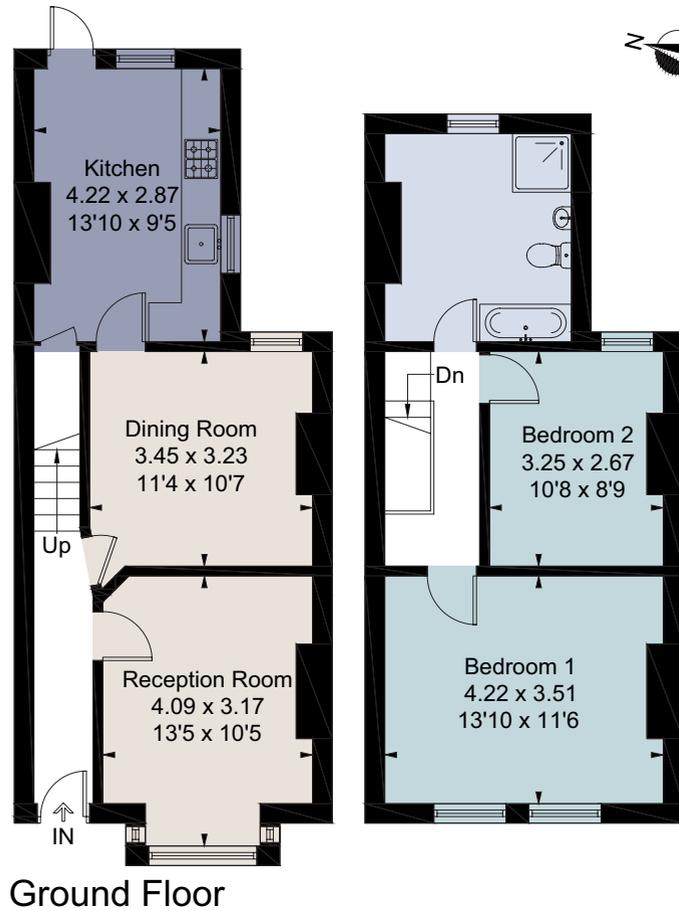
**79 Newtown Road, Marlow, SL7 1LG**  
**Approximate Floor Area** 82.03 sq m / 883 sq ft



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Ground Floor

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

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