



Salters Row, Wooburn Green, High Wycombe, Buckinghamshire, HP10 0JX

TO LET £1,395 pcm

Unfurnished

A delightful two bedroom semi-detached cottage situated in a semi-rural location within 1.0 miles of the centre of Wooburn Green. EPC Rating E. AVAILABLE 6TH SEPTEMBER 2024 . UNFRUNISHED. CONTACT B&B LETTINGS 01628 333800

- SEMI DETACHED
- SEMI RURAL LOCATION
- GOOD SIZE GARDEN
- LOUNGE WITH OPEN FIREPLACE
- 1.0 MILES FROM THE CENTRE OF WOOBURN GREEN
- OFF STREET PARKING

Office Numbers:

Chilterns | 01844 354554
Marlow | 01628 333800
Princes Risborough | 01844 343334
Stokenchurch | 01494 485560
High Wycombe | 01494 485560
Aylesbury | 01296 337771
W : www.bb-estateagents.co.uk
E : lettings@bb-estateagents.co.uk

Head Office Address

Chilterns Office
Robert House | 19 Station Road
Chinnor | Oxfordshire | OX39 4PU

Description

A delightful two bedroom semi-detached cottage situated in a semi-rural location within 1.0 miles of the centre of Wooburn Green.

The cottage comprises:-

FIRST FLOOR

Lounge with open fireplace

Dining room

Kitchen with fridge/freezer, washer/dryer and cooker

Shower room

FIRST FLOOR

Main bedroom

Guest bedroom

The cottage also benefits from a good size garden to the rear and off street parking at the front

Wooburn Green is well served by a number of reputable public houses, coffee shops and restaurants. Established country walks, a local fitness and tennis club are all within easy reach. Marlow is a short drive away and provides superb high street shopping, stylish boutiques, an excellent selection of restaurants and public houses and superb walks along the River Thames. Local schooling is held in high regard and there is an excellent range of schools both state and private.

The popular market towns of Beaconsfield (approx 2.5 miles) and High Wycombe (approx 4.5 miles) offer a wide range of facilities along with direct access to London Marylebone (Beaconsfield from 22 minutes). Bourne End railway station (approx 2 miles) also provides rail links into London Paddington. There are excellent road links into London, M25 and Heathrow via the M40 at Junctions 2 and 3.

Outgoings:

Utility accounts, including council tax and telephone, are the responsibility of the tenants, who must provide their own contents insurance.

Council Tax:

Band C

Terms

12-month tenancy agreement

Unfurnished

No smokers please

White goods included

Restrictions:

No pets preferred

(If pet permitted the landlord reserves the right to increase the rent)

Holding Deposit:

Equivalent to one weeks rent.

Security Deposit required:

5 weeks rent payable before moving in.

Directions

Viewings strictly via the agents:

Bonnors and Babingtons Marlow

01628 333800

