



## **Dedmere Road, Marlow, Buckinghamshire, SL7 1PG**

**TO LET £2,250 pcm**

**Unfurnished**

A spacious two bedroom terrace house (WITH A DETACHED SELF CONTAINED ONE BEDROOM ANNEX) which is within 0.5 miles of the High Street. UNFURNISHED. EPC rating D. AVAILABLE NOW. CONTACT B&B LETTINGS 01628 333800

- TWO DOUBLE BEDROOMS
- UNFURNISHED
- DRIVEWAY PARKING FOR TWO CARS
- 0.5 MILES FROM THE HIGH STREET
- FIREPLACE
- DETACHED SELF CONTAINED ONE BEDROOM ANNEX
- KITCHEN/BREAKFAST ROOM

### **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](http://www.bb-estateagents.co.uk)  
E : [lettings@bb-estateagents.co.uk](mailto:lettings@bb-estateagents.co.uk)

### **Head Office Address**

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

## Description

A spacious two bedroom terrace house (WITH A DETACHED SELF CONTAINED ANNEX) which is within 0.5 miles of the High Street.

The accommodation comprises:

### GROUND FLOOR

Kitchen/breakfast room with breakfast bar  
Lounge with open fireplace

### FIRST FLOOR

Landing  
Two double bedrooms  
Bathroom with bath and overhead shower

The property also benefits from an enclosed rear garden with storage shed and front driveway parking for two cars. A self contained annex that you can access by its own entrance at the rear of the property which includes kitchen/living room, double bedroom and shower room.

Marlow town centre is a thriving and stylish riverside community with a comprehensive range of shops and excellent pubs and restaurants. Nearby Marlow Station has a regular train service to London Paddington via Maidenhead (from 1hr 5 mins) with links to the City of London, further enhanced when Crossrail opens in Maidenhead. Access to the M4 and M40 is via the A404(M) and London Heathrow is about 22 miles away. There is a wide range of educational and recreational facilities in the area. Excellent local schools are numerous and include Sir William Borlase in Marlow.

## Outgoings:

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

## Council Tax:

Band D

## 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:  
Bonners and Babingtons Marlow  
**01628 333800**

