



## Station Road, Marlow, Buckinghamshire, SL7 1ND

**TO LET £1,750 pcm**

**Unfurnished**

A lovely two bedroom mid terrace Victorian cottage located in a most convenient location just a few minutes walk to the High Street. EPC band D. AVAILABLE NOW. CONTACT B&B LETTINGS 01628 333800.

- 0.1 MILES FROM HIGH STREET
- PERIOD COTTAGE
- PRIVATE ENCLOSED PATIO GARDEN
- GAS CENTRAL HEATING
- LIVING ROOM WITH FIREPLACE
- KITCHEN WITH APPLIANCES

### 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 lovely two bedroom mid terrace Victorian cottage located in a most convenient location just a few minutes walk to the High Street. Benefiting from high ceilings and some original features.

The accommodation comprises:

### GROUND FLOOR:

Entrance hallway  
Lounge with plantation shutters and Victorian fireplace  
Dining room with French doors to the garden  
Modern kitchen with appliances

### FIRST FLOOR:

Two large double bedrooms  
Bathroom

The property also benefits from a private rear patio garden.

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**

