



The Spinney, Marlow Hill, High Wycombe, Buckinghamshire, HP11 1QE

TO LET £2,350 pcm

Unfurnished

A four bedroom two bathroom detached house which is situated in a cul de sac location within 0.5 miles of Junction 4, M40 motorway and transport links. EPC rating D. CONTACT B&B LETTINGS 01628 333800.

- DETACHED
- TWO BATHROOMS
- CONSERVATORY
- STUDY
- DOWNSTAIRS WC
- 0.5 MILES FROM JUNCTION 4, M40
- FRONT GARAGE STORAGE ONLY
- DRIVEWAY PARKING
- CUL DE SAC LOCATION

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 four bedroom two bathroom detached house which is situated in a cul de sac location within 0.5 miles of Junction 4, M40 motorway and transport links

The accommodation comprises;

GROUND FLOOR

Entrance hallway
Kitchen with appliances
Living room/ dining room
Utility room
Study
WC
Conservatory with doors to garden

FIRST FLOOR

Landing
Main bedroom with storage and ensuite shower room
Three further double bedrooms with storage
Family bathroom with shower over bath.

The property also benefits from an enclosed rear garden, front garage storage and driveway parking

High Wycombe town centre provides an extensive range of shopping facilities, leisure facilities and restaurants as well as a sports centres and multi-screen cinema complexes. Surrounding the town is a selection of golf courses and other recreational amenities.

For the commuter there is a frequent rail service from High Wycombe to London Marylebone and the area also benefits from being close to the M40; providing links to the national motorway network including the M25 and easy access to Heathrow Airport.

Outgoings:

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

Council Tax:

Band F

Terms

12-month tenancy agreement
Unfurnished
No smokers please
White goods included

Restrictions:

Pets considered
(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

