



Harleyford Estate, Marlow, Buckinghamshire

TO LET £2,000 PCM

Unfurnished

A detached two bedroom, two bathroom Scandinavian style lodge, overlooking a lake and situated within Harleyford's private estate; home to a golf course and Marina.

- SITUATED ON A SECURE PRIVATE ESTATE
- DETACHED
- TWO BATHROOMS
- RESIDENTS PARKING
- BALCONY AND TERRACE
- WOODBURNING FIRE
- OVERLOOKING A LAKE

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 detached two bedroom, two bathroom Scandinavian style lodge, overlooking a lake and situated within Harleyford's private estate; home to a golf course and Marina.

The property comprises:-

GROUND FLOOR

Entrance hall
Main bedroom with ensuite bathroom
Guest bedroom
Shower room

FIRST FLOOR

Lounge/dining room with wood burning fire, vaulted ceilings and French doors to balcony.
Kitchen with integrated appliances

The property also benefits from a terrace and a balcony with views of a lake, 24 hour security to the estate along with residents parking.

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 with the recently opened Crossrail Link from 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 E

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

01628 333800

