



New Road, Marlow, Buckinghamshire

TO LET £3,995 PCM

Unfurnished

An immaculately presented five bedroom, four bathroom modern chalet bungalow positioned in the popular area of Marlow Bottom. UNFURNISHED. EPC Rating D. CONTACT BONNERS & BABINGTONS LETTINGS.

- SOUGHT AFTER MARLOW BOTTOM LOCATION
- FIVE DOUBLE BEDROOMS
- FOUR BATHROOMS
- LARGE OPEN PLAN KITCHEN/ LIVING
- METICULOUSLY LANDSCAPED GARDEN
- GARDEN ROOM/HOME OFFICE/GYM
- SEPRATE LOUNGE/SNUG

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:

An immaculately presented five bedroom, four bathroom modern chalet bungalow positioned in the popular area of Marlow Bottom.

The property comprises;

GROUND FLOOR

Extensive entry hallway with log burner and large skylight
Main double bedroom with ensuite shower room
Two further double bedrooms with a Jack and Jill shower room
Further double bedroom
Large bathroom
Open plan lounge/dining/kitchen
Separate living room/snug
Office
Utility room

UPSTAIRS

Converted loft room accessed by a concealed doorway
Bathroom area tucked away complimented by a Velux window

The property further benefits externally from a driveway with room for several cars as well as a carefully planned garden to the rear with a decked area, lawn, outside snug, large shed and a spacious home office/gym room.

Marlow Bottom is situated to the north of Marlow town centre, offering its own local shops, restaurant, craft brewery, renowned nursery school and Burford Combined First and Middle School. The town centre of Marlow is a few miles away and offers a more comprehensive range of facilities. Marlow is situated on the banks of the River Thames and is surrounded by beautiful countryside. The nearby Marlow railway station provides access to London (Paddington via Maidenhead) and access to the M4 and M40 is within a short drive.

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

