



WELL PRESENTED FAMILY HOUSE WITHIN HALF A MILE OF MARLOW HIGH STREET

POUND LANE

MARLOW, BUCKINGHAMSHIRE, SL7 2AW

Unfurnished, £2,500 pcm + fees and other charges apply.*

Available from 16/07/2019



WELL PRESENTED DETACHED HOUSE WITHIN HALF A MILE OF MARLOW HIGH STREET AND RIVERSIDE PARK.

- 1 Reception • Two bedrooms upstairs • Two bedrooms downstairs • Two bath/shower rooms • Garden (Gardener included) • Off street parking and garage
- EPC Rating = D • Council Tax = G

Situation

Marlow town offers a superb range of retailers, with an eclectic mix of local independent and national retailers. There are numerous bars, cafes and restaurants dotted around the town offering destinations for any occasion. The town itself is situated on the banks of the River Thames with a lovely riverside park and children's playground.

For commuters, the town has a train station to Paddington (via Maidenhead) with Crossrail scheduled to arrive in 2020. The M40 motorway is accessed from the A404(M) which passes the town, and the M4 is 9.5 miles away.

Description

Well-presented detached family house with accommodation comprising:

Entrance hall, large reception room, kitchen/dining room, two downstairs bedrooms and shower room, upstairs there are two further bedrooms and a bathroom.

The property benefits from maintained gardens and a single garage with driveway parking.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.

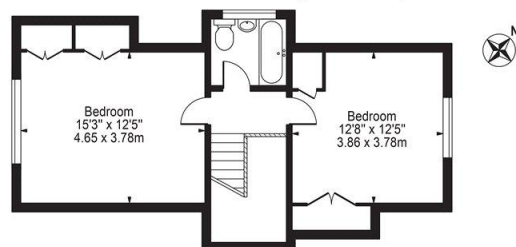


Pound Lane, SL7

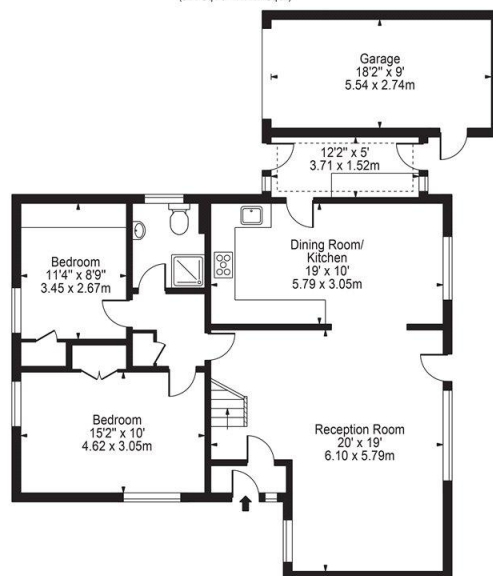
Approx. Total Internal Area 1673 Sq Ft - 155.43 Sq M

(Including Garage)

Approx. Gross Internal Area Of Garage 163 Sq Ft - 15.18 Sq M



First Floor
(511 Sq Ft - 47.47 Sq M)



Ground Floor
(1162 Sq Ft - 107.95 Sq M)

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

FLOORPLANS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190629SUBI

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Marlow Lettings

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