



A THREE BEDROOM HOUSE WITH GARAGE AND GARDEN.

BARNARDS HILL
MARLOW, BUCKINGHAMSHIRE

Unfurnished, £1,495 pcm (fees and other charges apply *)

Available from 1st July 2019



A THREE BEDROOM HOUSE WITH GARAGE AND GARDEN.

- 3 Bedrooms • 1 Bathrooms • 1 Receptions
- End of terrace • 3 beds • 1 bathroom
- EPC Rating = D • Council Tax = E

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.

Just outside the town, the area opens out to glorious rolling countryside and a designated Area of Outstanding Natural Beauty. Outdoor pursuits are numerous, as are golf, football, cricket and rugby clubs.

For commuters, the town has a train station to Paddington (via Maidenhead) with Crossrail anticipated 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

This property is located in a popular area only about a quarter of mile from Spinfield School and about half a mile from the top of the High Street.

Accommodation comprises: spacious porch with tiled floor and coat hanging hooks, entrance hall, living / dining room, kitchen, two double bedrooms, small single bedroom/study, bathroom and separate WC. The property also benefits from a garden with shed, garage and parking in front of garage door.

Energy Performance

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

Viewing

Strictly by appointment with Savills.





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. 20190525SUBI

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Marlow Lettings
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	