



Beautifully refurbished, Grade II listed property

West Street, Marlow, Buckinghamshire, SL7

£3,250 pcm plus fees apply, Unfurnished
Available immediately



Four to five bedrooms • Lovely open plan living / kitchen •
Pretty garden • Unfurnished • Available December 2019

Local Information

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.

About this property

A beautifully refurbished Grade II listed property close to Sir William Borlase's Grammar School.

Accommodation comprises: entrance hall, cloakroom, utility room, open plan kitchen / living room with bi-fold doors leading to garden, dining room, study, master bedroom with en-suite shower room, second double

bedroom with en-suite shower room, two further bedrooms and family bathroom. On the second floor there is a study/fifth bedroom with eves storage.

The property also benefits from underfloor heating on the ground floor, an integral garage and an attractive rear garden.

Furnishing

Unfurnished

Local Authority

Wycombe District Council, High Wycombe

Energy Performance

EPC Rating = E

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Marlow Lettings Office.
Telephone: +44 (0) 1628 481 381.

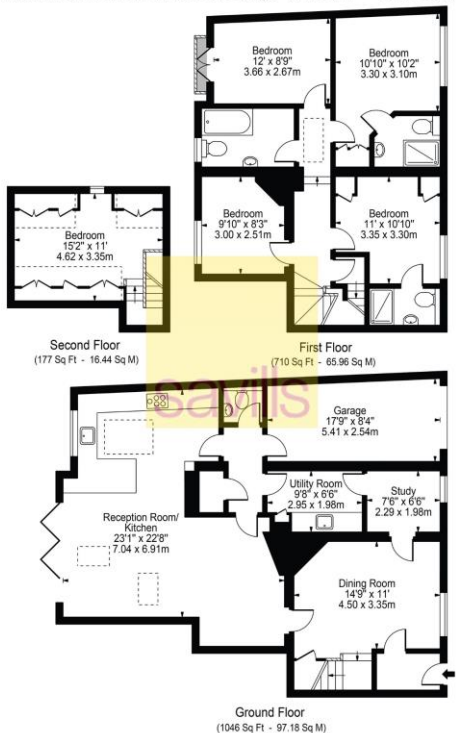




West Street, Marlow, Buckinghamshire, SL7
Gross Internal Area 1933 sq ft, m²


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West Street, SL7
Approx. Total Internal Area 1933 Sq Ft - 179.58 Sq M
(Including Garage & Restricted Height Area)
Approx. Gross Internal Area 1712 Sq Ft - 159.05 Sq M
(Excluding Garage & Restricted Height Area)
Approx. Gross Internal Area Of Garage 144 Sq Ft - 13.38 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.

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+)	47	64	
A			
(81-91)			
B			
(69-80)			
C			
(55-68)			
D			
(39-54)			
E			
(21-38)			
F			
(1-20)			
G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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*There are different rules and fees for different tenancy types. For details of our fees and charges to go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.
Hard copy available on request. . 20191106SUBI

