



A RECENTLY BUILT THREE BEDROOM LODGE WITH GATED ENTRANCE.

MARLOW ROAD, BOURNE END, BUCKINGHAMSHIRE, SL8 5PP

Furnished, Part Furnished, Unfurnished, £1,695 pcm + £285 inc VAT tenancy paperwork fee and other charges apply.*

Available from 15/04/2019



A RECENTLY BUILT THREE BEDROOM LODGE

SURROUNDED BY LAND

- 3 Bedrooms • 2 Bath/shower rooms • 1 Reception • Modern inside • Veranda overlooking grounds
- EPC Exempt • Council Tax = C

Situation

The Thames-side town of Bourne End provides for everyday needs, with shops and several cafes and restaurants. The nearby towns of Beaconsfield and Marlow town offer wider facilities, with an eclectic mix of local independent and national retailers. There are numerous bars, cafes and restaurants dotted around the towns offering destinations for any occasion. Bourne End is situated on the banks of the River Thames and the Thames Path follows the river through the town.

For commuters, Bourne End has a train station to Paddington (via Maidenhead) and the M40 and M4 motorways are accessed from the A404(M) which passes the town.

Description

A well-presented lodge house in a semi-rural location about a mile from Bourne End village centre.

The accommodation, which can be furnished or unfurnished, comprises: hallway, open plan modern kitchen / living room with doors to veranda overlooking grounds, utility room, master bedroom with fitted wardrobes and en-suite shower-room, second double bedroom with fitted wardrobes, third bedroom again with fitted wardrobe and bathroom.

The property is quite private, set back from the road and is accessed via a gated entrance. There are maintained gardens and a carport for two cars.

Energy Performance

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

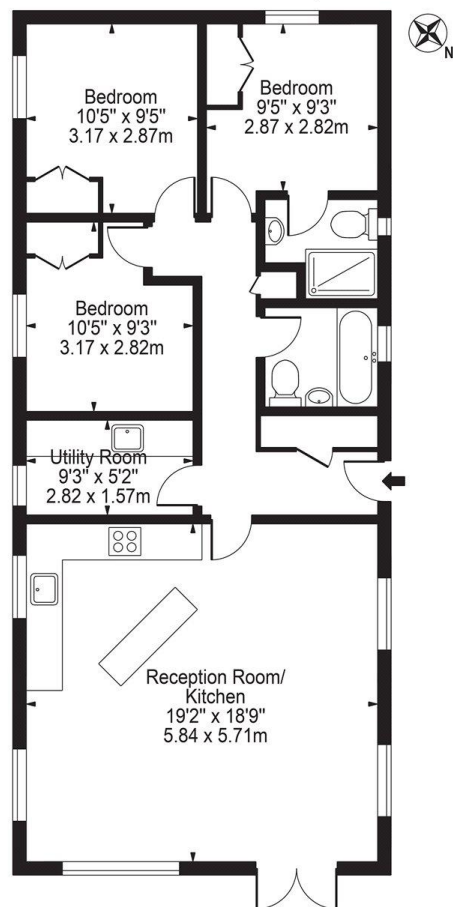
Viewing

Strictly by appointment with Savills.



Marlow Road, SL8

Approx. Gross Internal Area 907 Sq Ft - 84.26 Sq M



Ground Floor

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.



*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc VAT). £39 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check in fee – charged at the start of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example. a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit Savills.co.uk/fees. **Please be advised that the local area maybe affected by aircraft noise and/or planning applications. We advise you make your own enquiries.** 20190222SUBI

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Marlow Lettings

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