



A TWO BEDROOM COTTAGE WITHIN BEAUTIFUL RIVERSIDE COUNTRY ESTATE JUST

HARLEYFORD ESTATE, MARLOW, BUCKINGHAMSHIRE, SL7 2DZ

Unfurnished, £1,750 pcm + fees and other charges apply.*

Available Now



A TWO BEDROOM COTTAGE WITHIN COUNTRY ESTATE.

- 2 Bedrooms • 2 Bathrooms • 2 Receptions
- Golfing facilities available (extra charges may be applicable)
- EPC Rating = E • Council Tax = F

Situation

Harleyford is a highly regarded country and golfing estate outside Marlow. 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 currently 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

Well-presented semi-detached cottage with accommodation comprising: entrance porch, cloakroom/shower room, open plan kitchen / living room with wood burning stove, dining room, master bedroom with fitted wardrobes, second double bedroom with fitted wardrobes and bathroom. The property benefits from two allocated parking spaces, garden (maintained by Landlord), shed with light and power and Tenants are welcome to make use of Golfing facilities (charges apply) and Clubhouse as well as being able to walk within the grounds of this beautiful riverside estate.

Energy Performance

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

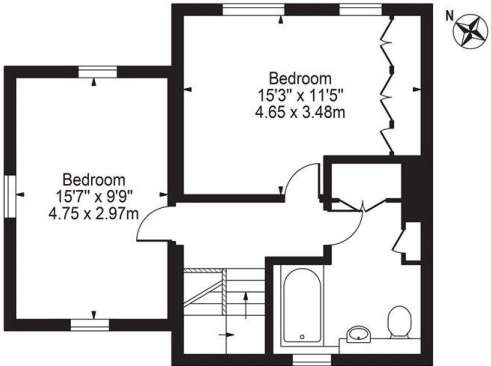
Viewing

Strictly by appointment with Savills.

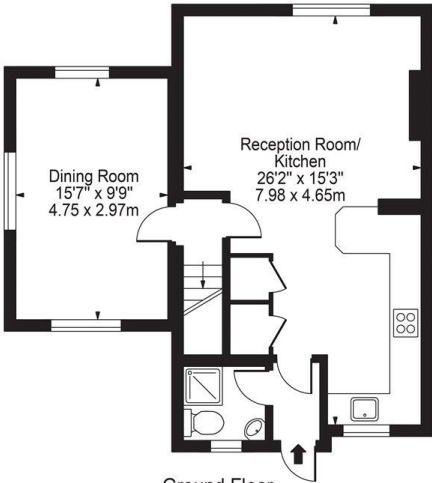


Harleyford, SL7

Approx. Gross Internal Area 1074 Sq Ft - 99.78 Sq M



First Floor
(498 Sq Ft - 46.27 Sq M)



Ground Floor
(576 Sq Ft - 53.51 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		104
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		



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. 20190530SUBI

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Marlow Lettings

Lee Burnard

lee.burnard@savills.com

+44 (0) 1628 499 907

savills.co.uk