



## Trinity Avenue, Marlow, Buckinghamshire, SL7 3AL

**TO LET £2,250 pcm**

**Unfurnished**

A well presented four bedroom end terrace house situated in a cul de sac location and within less than 0.5 miles of the High Street and amenities. UNFURNISHED. EPC rating E. AVAILABLE 28TH SEPTEMBER 2024. CONTACT B&B LETTINGS 01628 333800

- CUL DE SAC LOCATION
- DOWNSTAIRS CLOAKROOM
- WITHIN 0.5 MILES OF TOWN CENTRE
- TWO RECEPTION ROOMS
- DRIVEWAY PARKING
- GAS CENTRAL HEATING

**Office Numbers:**

Chilterns | 01844 354554  
Marlow | 01628 333800  
Princes Risborough | 01844 343334  
Stokenchurch | 01494 485560  
High Wycombe | 01494 485560  
Aylesbury | 01296 337771  
W : [www.bb-estateagents.co.uk](http://www.bb-estateagents.co.uk)  
E : [lettings@bb-estateagents.co.uk](mailto:lettings@bb-estateagents.co.uk)

**Head Office Address**

Chilterns Office  
Robert House | 19 Station Road  
Chinnor | Oxfordshire | OX39 4PU

## Description

A well presented four bedroom end terrace house situated in a cul de sac location and within less than 0.5 miles of the High Street and amenities.

The property comprises:-

### GROUND FLOOR

Entrance hall  
Living room  
Kitchen  
Family room  
Cloakroom

### FIRST FLOOR

Main bedroom  
Three further bedroom  
Family bathroom

The property also benefits from an enclosed rear garden and driveway parking at the front.

Marlow town centre is a thriving and stylish riverside community with a comprehensive range of shops and excellent pubs and restaurants. Nearby Marlow Station has a regular train service to London Paddington via Maidenhead (from 44 mins) with links to the City of London, via the Elizabeth Line. Access to the M4 and M40 is via the A404(M) and London Heathrow is approximately 22 miles away.

There is a wide range of educational and recreational facilities in the area. Excellent local schools are numerous and include Sir William Borlase in Marlow.

## Outgoings:

Utility accounts, including council tax and telephone, are the responsibility of the tenants, who must provide their own contents insurance.

## Council Tax:

Band D

## Terms

12-month tenancy agreement  
Unfurnished  
No smokers please  
White goods included

## Restrictions:

Pets considered

## Holding Deposit:

Equivalent to one weeks rent.

## Security Deposit required:

5 weeks rent payable before moving in.

## Directions

Viewings strictly via the agents:  
Bonners and Babingtons Marlow  
**01628 333800**

