



# Willow Bank

Marlow Bottom  
Marlow  
SL7 3NB  
Monthly Rental Of £1,650

- 2 double bedroom house in Marlow Bottom
- Available Early May Unfurnished;
- Good Access to M40, M4 and Marlow
- Open Plan Living Area with Separate Kitchen
- Enclosed Rear Garden, 2/3 Car Driveway
- EPC Rating: D Council Tax Band: D



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## PROPERTY FACTS

In the village centre, not part of a large development, a charming well presented semi detached house, with cottage style elevations, available early May unfurnished....Gas radiator central heating and double glazing....Entrance door....Sitting room 13'9 x 11'9 overall open plan the the dining area 9'3 x 5'9 with double doors to the rear garden....Fitted kitchen 9'3 x 5'9....Light first floor landing....Bedroom one 13'8 x 10'10 overall with built in wardrobes....Bedroom two 10'6 x 7'....Fully tiled bathroom with a white suite....2/3 car standing....Private rear garden....Council tax band D.

Available early May on an unfurnished basis - a charming, well presented semi detached house, with cottage style elevations, in the centre of this popular village 1.5 miles from The River Thames at Marlow; village facilities are close by and there is good access to the M40 and M4. The sitting room is open plan to the dining area with French doors to the rear garden and a fitted kitchen. Upstairs are two double bedrooms and a white bathroom. The enclosed rear garden benefits from a patio and a shed and there is parking for 2/3 cars at the front.

## LOCATION FACTS

In the heart of this popular village just a matter of yards from local shops, pharmacy, nursery etc; other facilities, including Burford School for 4 to 11 year olds, are a few minutes walk....Buses connecting Marlow, 1.5 miles, and High Wycombe, 3.5 miles, operate just 5/6 minutes walk away - the latter provides 25 minute London Marylebone trains....The many attractions of Thameside Marlow are quickly reached and there is good access to both the M40 and M4.

## DIRECTIONS

In an approach from High Wycombe, leave the centre on the A404 Marlow Hill towards Marlow. At the large Handycross roundabout, take the exit signposted Marlow Bottom. After passing The Three Horseshoes pub on the left, take the next turning right in to Marlow Bottom Road. Pass New Road on the right and 4 Willowbank will be found shortly on the right.

