



## 1, 3 Town Lane, Marlow, Buckinghamshire, SL7 2FP

IDEAL FOR YOUNG PROFESSIONALS (let out room by room)

A very bright and airy large double bedroom with separate private bathroom in the heart of Marlow Town Centre.

Professional house share, less than 50 yards from Marlow High Street (just to the side of Sainsbury's supermarket).

Marlow is renowned for the River Thames and its extensive range of boutiques, bars and award winning restaurants including Tom Kerridge's Michelin Starred 'Hand and Flowers'.

There is an excellent array of sporting facilities including gyms, golf courses, riding stables, rowing clubs and many more.

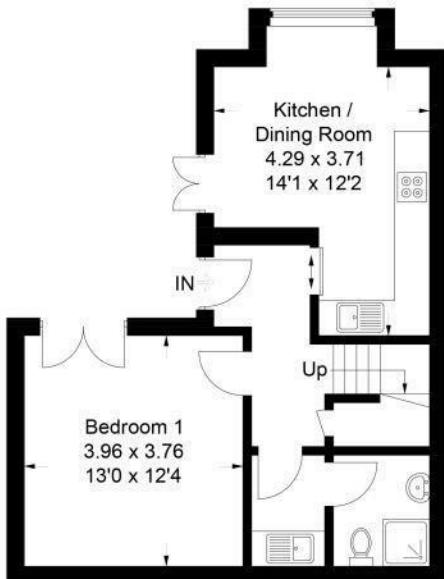
Marlow enjoys excellent access to the national motorway network due to its proximity to the A404 which connects directly to both the M40 & M4.

Rail services to London Paddington run from Marlow via Bourne End and Maidenhead, the latter offering fast trains from 23 minutes.

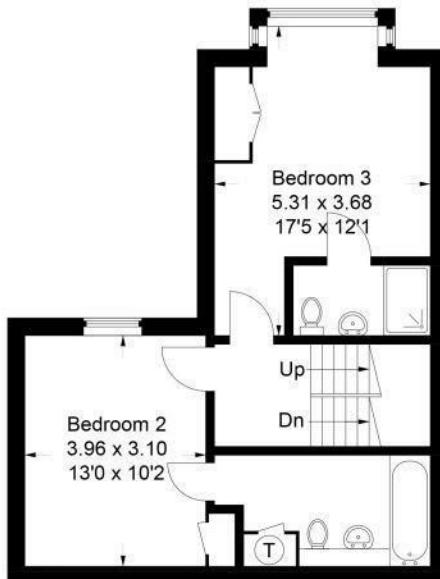
- **One Bedroom House Share**
- **Central Marlow**
- **Bills Included**
- **Parking Space**
- **Modern House**
- **Private Bathroom**
- **Ideal for Young Professionals**
- **Double Bedroom**
- **Available Immediately!**

**£1,000 Per month**

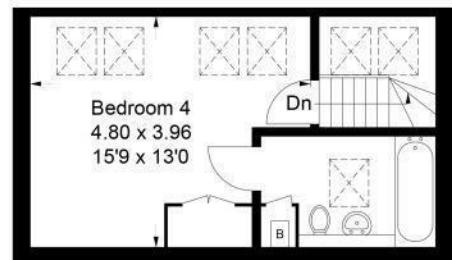
Approximate Gross Internal Area  
 Ground Floor = 46.3 sq m / 498 sq ft  
 First Floor = 45.8 sq m / 493 sq ft  
 Second Floor = 27.4 sq m / 295 sq ft  
 Total = 119.5 sq m / 1286 sq ft



**Ground Floor**



**First Floor**



**Second Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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| Energy Efficiency Rating                                 |   | Current                 | Potential |
|--|---|-------------------------|-----------|
| Very energy efficient - lower running costs<br>(92 plus) | 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              |   |                         |           |
| <b>England &amp; Wales</b>                               |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                               |   | Current                 | Potential |
|--|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) | A |                         |           |
| (81-91)  | B |                         |           |
| (69-80)  | C |                         |           |
| (55-68)  | D |                         |           |
| (39-54)  | E |                         |           |
| (21-38)  | F |                         |           |
| (1-20)   | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions              |   |                         |           |
| <b>England &amp; Wales</b>   |   | EU Directive 2002/91/EC |           |

