



Elm Trees, Long Crendon, Bucks, HP18 9DG

TO LET £2,250 pcm

Unfurnished

A well-presented, large detached four bedroom, two bathroom house which is situated in a quiet residential close and 0.7 miles from the village centre and local amenities. EPC rating D. UNFURNISHED. AVAILABLE 30TH MARCH 2024. CONTACT B&B LETTINGS 01844 354554.

- THREE DOUBLE BEDROOMS
- TWO BATHROOMS
- DOWNSTAIRS CLOAKROOM
- DRIVEWAY PARKING
- SINGLE GARAGE (FOR STORAGE)
- LAWNED REAR GARDEN
- SPACIOUS KITCHEN AND LIVING AREAS

Office Numbers:

Chilterns | 01844 354554
Marlow | 01628 333800
Princes Risborough | 01844 343334
Stokenchurch | 01494 485560
High Wycombe | 01494 936547
W : www.bb-estateagents.co.uk
E : lettings@bb-estateagents.co.uk

Head Office Address

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

Description

A well-presented, large detached four bedroom, two bathroom house which is situated in a quiet residential close and 0.7 miles from the village centre and local amenities.

The accommodation comprises of:

GROUND FLOOR

Entrance hall
Reception room/study
Large living room
Kitchen/Dining area
Cloakroom

FIRST FLOOR

Large main bedroom with ensuite shower room
Two further double bedrooms
Great sized single room currently used as office space
Family bathroom

The property also benefits from a sizeable lawn garden with a shed. To the front, there is space for two cars to park on the driveway and there is also a garage with ample storage space and utilities inside.

Long Crendon is a highly sought after Buckinghamshire village with excellent local amenities including a health centre, churches and library; there are numerous clubs and societies within the village which also benefits from pre-schools and a local first school with access to Lord Williams School in Thame and lies within the catchment area for the Aylesbury grammar schools.

There are excellent road and rail connections for the commuter with the M40 motorway (Junction 8) about 6 miles away providing connections to the M4 and M25 national motorway networks. Haddenham and Thame Parkway is a mainline station approximately 3 miles away which provides a fast and efficient rail service to London, Marylebone in approximately 40 minutes.

Outgoings:

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

Council Tax:

Band F

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 Chinnor
01844 354554

