



## **Jasmine Crescent, Princes Risborough, Buckinghamshire, HP27 0AQ**

**TO LET £1,650 pcm**

**Unfurnished**

A well presented three bedroom mews style house situated in a cul de sac and within 0.2 miles of the High Street and less than 1.0 miles of the mainline train station into London Marylebone. UNFURNISHED. EPC rating C. CONTACT B&B LETTINGS 01844 354554

- 0.2 MILES FROM HIGH STREET
- LESS THAN 1.0 MILES FROM MAINLINE TRAIN STATION
- GAS CENTRAL HEATING
- BATHROOM WITH BATH AND SHOWER CUBICLE
- DOWNSTAIRS CLOAKROOM
- ALLOCATED PARKING
- ENCLOSED REAR GARDEN

**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](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 three bedroom mews style house situated in a cul de sac and within 0.2 miles of the High Street and less than 1.0 miles of the mainline train station into London Marylebone. The property comprises:

### GROUND FLOOR

Entrance hall  
Cloakroom  
Kitchen  
Lounge/dining room with French doors to garden

### FIRST FLOOR

Landing  
Two double bedrooms  
Large single bedroom  
Bathroom with bath and separate shower cubicle.

The property also benefits from an enclosed rear garden and allocated off street parking for one car.

The attractive market town of Princes Risborough offers a post office, a leisure centre and a good range of local shops including a Tesco, Marks & Spencer Simply Food and Costa Coffee. Further, more comprehensive leisure and shopping facilities can be found in High Wycombe, Aylesbury and Oxford all within easy reach. Excellent schooling is provided locally with a good choice of private and state schools close by including grammar schools in High Wycombe and Aylesbury.

There is access to the M40 motorway for London and the Midlands just 6 miles away (J6) and Princes Risborough station offers an excellent main line rail service to London (Marylebone - 35 minutes) and the Midlands.

## 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:

No pets preferred

(If pet permitted the landlord reserves the right to increase the rent)

## 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**

