



**Wharf Row  
Buckland  
Buckinghamshire  
HP22 5LJ**

**£1,250 Per Month**

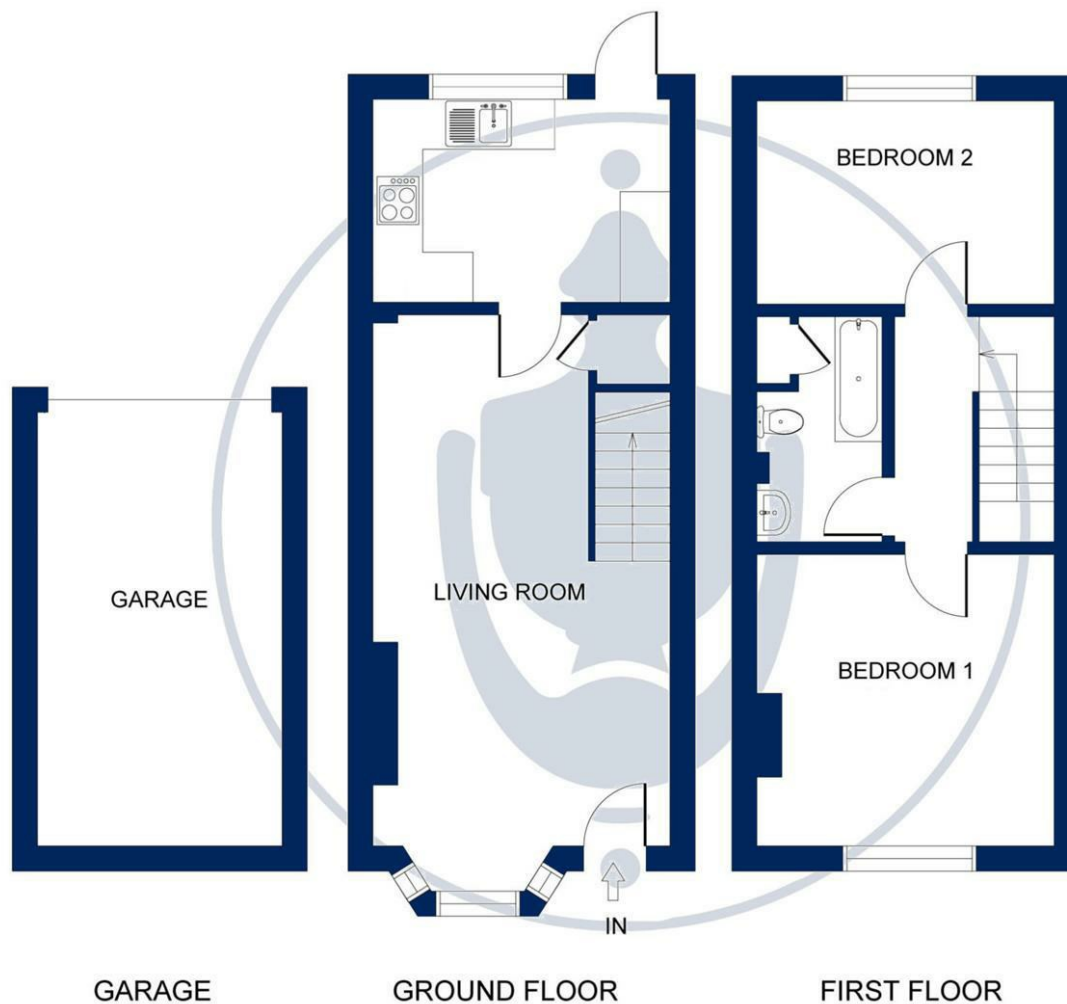


A lovely two bedroom cottage in this quiet location. The property has a sitting room with feature fireplace and two generous bedrooms. There's an enclosed garden, garage and allocated parking. The accommodation comprises; kitchen, sitting/dining room, two double bedrooms, bathroom, garden, garage and allocated parking. To view this property call us at your earliest convenience.

Unfurnished. Available Immediately. EPC rating D. Council Tax Band D.

Buckland adjoins Aston Clinton, which is a medium-sized village ideal for families, offering a County Combined school, local shop with a Post Office, several public houses, restaurants, a doctor, dentist, and The Hub for dining and sports. It is conveniently located near Aylesbury, which provides Grammar and Secondary schooling, and Tring for comprehensive schooling. Commuters benefit from mainline rail links at Wendover and Tring stations to London, as well as easy access to the A41 and M25.






## Directions

Proceed out of Aylesbury on the A41 towards Tring and Aston Clinton. Go straight through the village on the main London Road, and as you leave the village up the Tring Hill, take the last left into Buckland Road. Wharf Row can be found on your right.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Viewing and Contact Details



### Christopher Pallet

8 High Street  
Wendover  
Bucks  
HP22 6EA

wendover@christopherpallet.com  
www.christopherpallet.com



**Christopher Pallet**  
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