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Is there a **price** that would **tempt**
you to **sell** or **let** your property?
Contact us for a **free valuation**
and let's see if we can **tempt** you!

Temptation comes in many forms...



Leighton Buzzard

£3,000 PER CALENDAR MONTH

Leighton

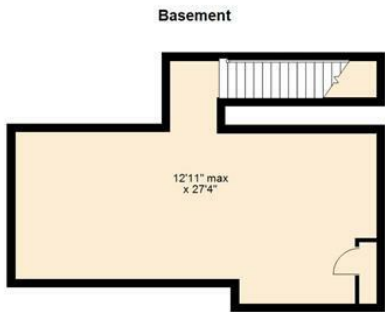
PER CALENDAR MONTH

£3,000 Per Calendar Month

Sterling Lettings are delighted to offer for let this fabulous five bedroom family home set in a stunning canal side setting with picturesque views towards Ivinghoe Beacon and the Grand Union Canal. The property is also conveniently situated within easy reach of Cheddington Station which services London via Euston Station. Internally the accommodation comprises entrance hallway, spacious kitchen/diner/family room, reception room with wood burning stove, dining room, utility room with guest cloakroom, useful basement area, five double bedrooms, three of which benefit from en suite facilities, and a further family bathroom. Externally the property also benefits from ample parking and garden with terrace together with a raised decked area. Offered Unfurnished & Available July 2025! Pets Considered!



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC





* Fabulous Five Bedroom Family Home * Stunning Canal Side Setting * Three Receptions * Four Bathrooms * Close to Station * Ample Parking * Garden & Terrace * Unfurnished * Available July 2025! * Pets Considered! *



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Distance to Stations
Cheddington Station (1.3 Miles)
Tring Station (4.3 Miles)
Leighton Buzzard Station (6.5 Miles)
Berkhamsted Station (8.9 Miles)

Distance to Schools
Cheddington Combined School (1.9 Miles)
Grove Road Primary School (4.6 Miles)
Dundale Primary School & Nursery (4.8 Miles)
Tring School (5.1 Miles)
Tring Park School for Performing Arts (5.2 Miles)
The Cottesloe School (5.9 Miles)

Monies Payable
There are no administration fees for the preparation of tenancy, the following costs are however applicable:

Holding Deposits - limited to a maximum of 1 week's rent and subject to statutory legislation on the refund of this payment should the tenancy not go ahead.

Security Deposits - limited to 5 weeks rent as a maximum amount for tenancies where the annual rent is below £50,000, deposits for tenancies where the annual rent is £50,000 or more are limited to the equivalent of 6 weeks rent.

Late Rent Payment - Interest on late rent will be charged at base rate plus 3% on a daily basis from the rent due date - This charge will be levied if a payment is not received in cleared funds by the due date as per the terms of the tenancy agreement. Repayment of interest due will take priority over any rent payments due to avoid outstanding amounts "rolling up"

Tenancy Amendments - £60 Inc VAT - This charge will be levied prior to any amendments (which will be subject to landlord agreement) being made to the standard tenancy agreement.

Breach Of Tenancy - £60 Inc VAT - This charge will be levied if we have to write to you about any breach of tenancy, examples of this include unauthorised pets at the property, smoking inside the address, failing to maintain liability insurance or rent not being received by the due date.

Early Vacate - Costs vary by property and specific circumstance - This charge will be levied if you seek to vacate before the end of any agreed fixed term tenancy at the property and WILL BE PART OF any agreement on vacating terms.

Agency Reference for new tenancy - £30 Inc Vat Per Tenant - This must be paid every time a request is received in order for us to provide any requested information relating to a current/previous tenancy with us to any new landlord/agent.

Material Information
Rent - £3,000.00 per calendar month (£692.30 per calendar week)
Deposit - £3,461.53
Tenancy Term - 12 Months
Council Tax Band - G (Buckinghamshire Council - Aylesbury Vale District)
Pets Considered - Yes



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