



The Coppice, Stokenchurch, Buckinghamshire

TO LET £2,250 PCM

Unfurnished

A modern four bedroom, two bathroom family home constructed over three floors and located within easy reach of the M40 (J5). EPC Rating B. UNFURNISHED. CONTACT B&B LETTINGS.

- MODERN DESIGN AND FINISH
- FOUR DOUBLE BEDROOMS
- TWO BATHROOMS AND W/C
- EASY ACCESS TO M40 (J5)
- AMPLE DRIVEWAY PARKING
- REAR GARDEN WITH READY MADE GYM

Office Numbers:

Chilterns | 01844 354554
Marlow | 01628 333800
Princes Risborough | 01844 343334
Stokenchurch | 01494 485560
High Wycombe | 01494 485560
Aylesbury | 01296 337771
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 modern four bedroom, two bathroom family home constructed over three floors and located within easy reach of the M40 (J5).

The property comprises;

GROUND FLOOR

Entrance hall

Downstairs W/C

Living room

Kitchen with dining area and doors opening out into the garden

FIRST FLOOR

Main bedroom with ensuite shower room

Further two double bedrooms

Bathroom with shower over bath

SECOND FLOOR

Large double bedroom with eaves storage

The property further benefits from a low maintenance garden which benefits from an outbuilding with gym equipment. There is also a good-sized driveway for two cars to park on.

Stokenchurch is a Buckinghamshire village situated in the Chiltern Hills. The village facilities include shops for day-to-day use, a doctor's surgery, post office, library, a public house and Indian Restaurant. The property is within walking distance of an Ofsted outstanding local primary school. There is excellent walking and riding in the area. A more extensive range of facilities can be found in High Wycombe, approximately nine miles distant.

For the commuter there is easy access to the M40 motorway at Junction 5, providing links to Oxford, Birmingham, London, the M25 and M4 motorway networks. The nearest railway station is in High Wycombe with links to London Marylebone and Birmingham.

Outgoings:

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

Council Tax:

Band E

Terms:

12-month tenancy agreement

Unfurnished

No smokers please

White goods included

Restrictions:

No pets preferred

Holding Deposit:

Equivalent to one weeks rent.

Security Deposit required:

5 weeks rent payable before moving in.

Directions

Viewings strictly via the agents:

Bonnors and Babingtons

01844 354554

