



**NASH LEE LANE, WENDOVER, HP22**  
£2,100 per month\*

**Carter Jonas**



# NASH LEE LANE, WENDOVER, HP22

A 3 bedroom detached bungalow with a double garage and ample parking.

Accommodation comprises - Entrance hall, three bedrooms, one with en suite shower room, main bathroom, sitting room, kitchen, dining room and conservatory.

Externally - Rear garden with office/outbuilding, garage and driveway with ample parking. The property also has solar panels with feed in tariffs.

Pets considered. No access to Loft. No white goods. Mains gas, electricity and water. Oil Heating. Private Septic Tank in front garden. Flood Zone 1 – Low Risk.

Internet & Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

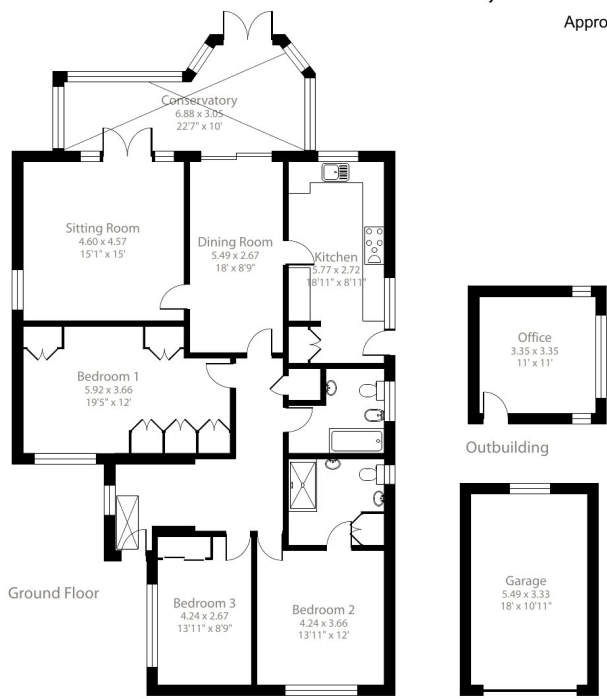
Available unfurnished from the end of July 2024 for an initial 12 month term.

- Council Tax = G
- Deposit Required = £2,423.00
- Minimum term 12 months
- 3 Bedrooms
- 2 Receptions
- Kitchen
- Conservatory
- 2 Bathrooms
- Garage
- Office/Outbuilding
- Garden
- Sept Tank
- Solar Panels
- Off-street parking
- EPC = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	56	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

## Nash Lee Lane, Wendover, Aylesbury, HP22

Approximate Area = 1637 sq ft / 152 sq m  
Garage = 198 sq ft / 18.3 sq m  
Outbuilding = 121 sq ft / 11.2 sq m  
Total = 1956 sq ft / 181.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Carter Jonas. REF: 1136472



Oxford Lettings 01865 511444

[oxford@carterjonas.co.uk](mailto:oxford@carterjonas.co.uk)

Mayfield House, 256 Banbury Road, Oxford, Oxfordshire, OX2 7DE



Exclusive UK affiliate of

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. \*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.