



**BACOMBE LANE, WENDOVER, HP22**  
£2,650 per month\*

**Carter Jonas**

# BACOMBE LANE, WENDOVER, HP22

A large detached four bedroom property with large garden.

Accommodation comprises - GF: Hall/drawing room, sitting room, dining room, kitchen (with built in cooker, hob & extractor hood), utility room, conservatory, downstairs shower room. FF: Family bathroom, four bedrooms, one with an en suite bathroom, and the main bedroom with an en suite bathroom and dressing room.

Externally the property has a gravel driveway, substantial garden extending to approximately 1 acre, and a double garage.

Pets considered. No access to Loft. No white goods. Mains electricity and water. Oil Heating. Septic Tank. Flood Zone

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

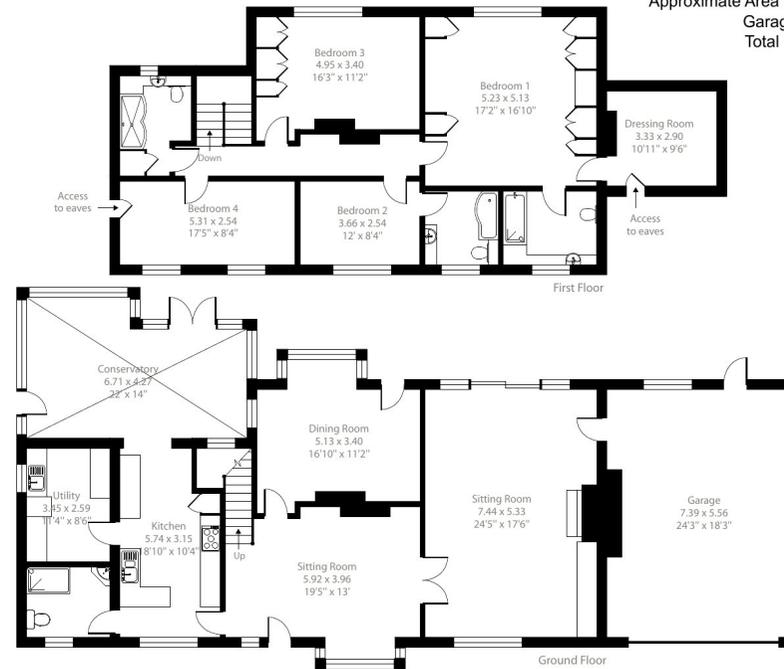
Available unfurnished from the end of July 2024 for an initial 12 month term.

- Council Tax = H
- Deposit Required = £3,057.00
- Minimum term 12 months
- 4 Bedrooms
- Family Bathroom
- 2 En Suites
- Dressing room
- Hall/drawing room
- Sitting room
- Dining room
- Conservatory
- Large garden
- Double garage
- Off street parking
- EPC = E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			70
	EU Directive 2002/91/EC		

## Bacombe Lane, Wendover, Aylesbury, HP22

Approximate Area = 2816 sq ft / 261.6 sq m  
Garage = 452 sq ft / 41.9 sq m  
Total = 3268 sq ft / 303.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nrichcom 2024. Produced for Carter Jonas. REF: 1129867



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Classification L2 - Business Data

### IMPORTANT INFORMATION

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