



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 Zon

Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk

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

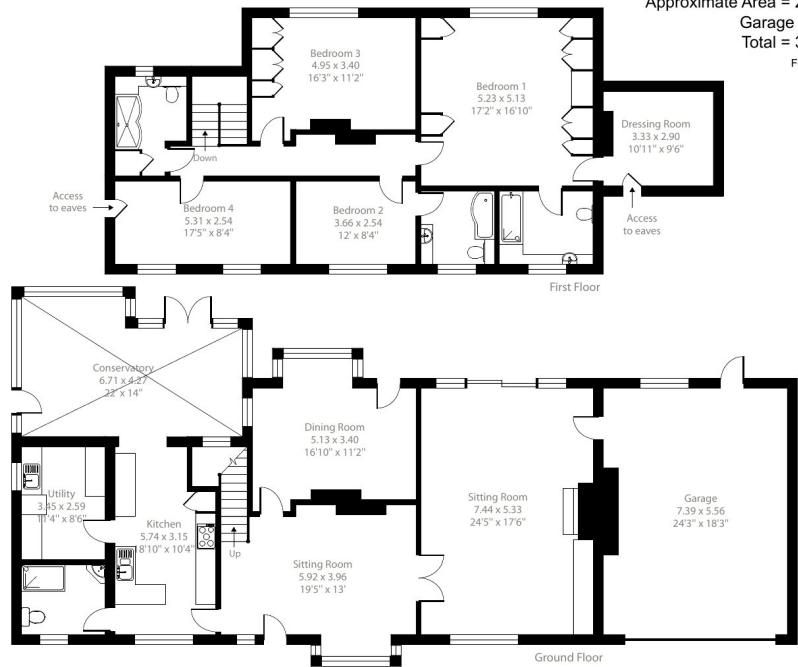
- Council Tax = H
- Deposit Required = £3,057.00
- Minimum term 12 months
- 4 Bedrooms
- Family Bathroom
- 2 En Suites
- Dressing room
- Hall/drawing room
- Sitting room
- Dining room
- Conservatory
- Large garden
- Double garage
- Off street parking
- EPC = E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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 (IPMS2 Residential). © nrichcom 2024. Produced for Carter Jonas. REF: 1129867



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Classification L2 - Business Data

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