



## Wickfields, Longwick, Princes Risborough, Buckinghamshire, HP27 9FJ

**TO LET £2,500 pcm**

**Unfurnished**

A modern, extremely well presented four bedroom, two bathroom detached house situated approximately 0.5 miles of the High Street and local amenities. UNFURNISHED. EPC rating B. AVAILABLE 1ST OCTOBER 2024. CONTACT B&B LETTINGS 01844 354554

- DETACHED
- 0.5 MILES FROM AMENITIES
- GARAGE AND DRIVEWAY
- TWO BATHROOMS
- DOWNSTAIRS WC
- OPEN PLAN KITCHEN/DINING
- UTILITY ROOM
- GAS CENTRAL HEATING

**Office Numbers:**

Chilterns | 01844 354554  
Marlow | 01628 333800  
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Stokenchurch | 01494 485560  
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**Head Office Address**

Chilterns Office  
Robert House | 19 Station Road  
Chinnor | Oxfordshire | OX39 4PU

## Description

A modern, extremely well presented four bedroom, two bathroom detached house situated approximately 0.5 miles of the High Street and local amenities.

The property comprises:

### GROUND FLOOR

Entrance Hall  
Large kitchen/dining/reception room  
Living room  
Cloakroom

### FIRST FLOOR

Landing  
Main Bedroom with ensuite shower room  
Two further double bedrooms  
Single bedroom/study  
Family bathroom

The property also benefits from a garden with a patio and lawn and a large garage to the rear. There is also driveway parking to the side of the property for two cars.

Longwick is a small village, positioned close to open countryside and the Chiltern Hills. There is a range of modern and period housing along with a general store/post office, a garage, public house and a well respected primary school. Approximately one mile away is Princes Risborough offering more comprehensive shopping and leisure facilities. There are excellent primary and secondary schools nearby in both the state and private sectors including grammar schools in Aylesbury and High Wycombe. The M40 motorway is within easy reach (via either J4 or J6) providing links to London, Oxford and The Midlands. Chiltern Railways` fast train services run from Princes Risborough very regularly and reaches London Marylebone in approximately 35 minutes.

## Outgoings:

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

## Council Tax:

**Band F**

## Terms

12-month tenancy agreement  
Unfurnished  
No smokers please  
White goods included

## Restrictions:

No pets preferred

(If pet permitted the landlord reserves the right to increase the rent)

