



## **Chairmakers Close, Princes Risborough, Buckinghamshire, HP27 9BW**

**TO LET £2,500 pcm**

**Unfurnished**

A well presented five bedroom three bathroom semi-detached house set over three levels and within a small cul-de-sac which is 0.9 miles from the High Street and 0.3 miles to the train station. UNFURNISHED. AVAILABLE 23RD DECEMBER. EPC Rating C. CONTACT B&B LETTINGS 01844 354554.

- 0.9 MILES OF THE HIGH STREET
- 0.3 MILES OF MAINLINE TRAIN STATION
- THREE BATHROOMS
- CUL DE SAC LOCATION
- OVER THREE LEVELS
- KITCHEN/BREAKFAST ROOM
- GAS CENTRAL HEATING
- 5 BEDROOMS
- GARAGE AND PARKING

**Office Numbers:**

Chilterns | 01844 354554  
Marlow | 01628 333800  
Princes Risborough | 01844 343334  
Stokenchurch | 01494 485560  
High Wycombe | 01494 936547  
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**Head Office Address**

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

## Description

A well presented five bedroom three bathroom semi-detached house set over three levels and within a small cul-de-sac which is 0.9 miles from the High Street and 0.3 miles to the train station.

This accommodation comprises;

### GROUND FLOOR

Entrance hall  
Cloakroom/WC  
Fitted kitchen/dining room with appliances  
Living room with fireplace

### FIRST FLOOR

Double bedroom with ensuite  
Guest bedroom  
Two further bedrooms

### SECOND FLOOR

Main bedroom with en suite

The property also benefits from a private rear garden with patio and lawn, garage and driveway at the front with room for two cars to park behind each other.

The attractive market town of Princes Risborough offers a post office, a leisure centre and a good range of local shops including a Tesco, Marks & Spencer Simply Food and Costa Coffee. Further, more comprehensive leisure and shopping facilities can be found in High Wycombe, Aylesbury and Oxford all within easy reach. Excellent schooling is provided locally with a good choice of private and state schools close by including grammar schools in High Wycombe and Aylesbury.

There is access to the M40 motorway for London and the Midlands just 6 miles away (J6) and Princes Risborough station offers an excellent main line rail service to London (Marylebone - 35 minutes) and the Midlands.

## 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

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

## Holding Deposit:

Equivalent to one weeks rent.

## Security Deposit required:

5 weeks rent payable before moving in.

## Directions

Viewings strictly via the agents:  
Bonners and Babingtons Chinnor

**01844 354554**

