



## Elm Trees, Long Crendon, Aylesbury, Buckinghamshire, HP18 9DG

**TO LET £2,250 pcm**

**Unfurnished**

A well-presented, large detached four bedroom, two bathroom house which is situated in a quiet residential close and 0.7 miles from the village centre and local amenities. EPC rating D. UNFURNISHED. AVAILABLE 7TH FEBRUARY 2025. CONTACT B&B LETTINGS 01844 354554.

- SPACIOUS KITCHEN AND LIVING AREAS
- FOUR BEDROOMS
- TWO BATHROOMS
- DOWNSTAIRS CLOAKROOM
- SINGLE GARAGE (FOR STORAGE)
- LAWNED REAR GARDEN
- DRIVEWAY PARKING

**Office Numbers:**

Chilterns | 01844 354554  
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**Head Office Address**

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

## Description

A well-presented, large detached four bedroom, two bathroom house which is situated in a quiet residential close and 0.7 miles from the village centre and local amenities.

The accommodation comprises of:

### GROUND FLOOR

Entrance hall  
Reception room/study  
Large living room  
Kitchen/Dining area  
Cloakroom

### FIRST FLOOR

Large main bedroom with ensuite shower room  
Two further double bedrooms  
Great sized single room currently used as office space  
Family bathroom

The property also benefits from a sizeable lawn garden with a shed. To the front, there is space for two cars to park on the driveway and there is also a garage with ample storage space and utilities inside.

Long Crendon is a highly sought after Buckinghamshire village with excellent local amenities including a health centre, churches and library; there are numerous clubs and societies within the village which also benefits from pre-schools and a local first school with access to Lord Williams School in Thame and lies within the catchment area for the Aylesbury grammar schools.

There are excellent road and rail connections for the commuter with the M40 motorway (Junction 8) about 6 miles away providing connections to the M4 and M25 national motorway networks. Haddenham and Thame Parkway is a mainline station approximately 3 miles away which provides a fast and efficient rail service to London, Marylebone in approximately 40 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)

## 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**

