



## **Oxford Road, Stokenchurch, High Wycombe, Buckinghamshire, HP14 3NZ**

**TO LET £1,000 pcm**

**Unfurnished**

A modern and extremely well presented first floor studio/one bedroom apartment situated with a 0.25 miles of amenities and Junction 5, M40. EPC rating C. UNFURNISHED. CONTACT B&B LETTINGS 01844 354554

- FIRST FLOOR
- OFF STREET PARKING SPACE
- STUDIO/ONE BEDROOM
- GAS CENTRAL HEATING
- MODERN
- JULIET BALCONY
- WITHIN 0.25 MILES OF AMENITIES
- WITHIN 0.25 MILES OF JUNCTION 5 M40

**Office Numbers:**

Chilterns | 01844 354554  
Marlow | 01628 333800  
Princes Risborough | 01844 343334  
Stokenchurch | 01494 485560  
High Wycombe | 01494 936547  
W : [www.bb-estateagents.co.uk](http://www.bb-estateagents.co.uk)  
E : [lettings@bb-estateagents.co.uk](mailto:lettings@bb-estateagents.co.uk)

**Head Office Address**

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

## Description

A modern and extremely well presented first floor studio/one bedroom apartment situated with a 0.25 miles of amenities and Junction 5, M40. The property comprises:-

Entrance hall  
Open plan kitchen/Living room  
Bedroom/Sleeping area  
Bathroom with shower over bath

The property also benefits form a Juliet balcony, fitted wardrobe area. reserved off street parking for one car and visitors.

Stokenchurch is a Buckinghamshire village situated in the Chiltern Hills. The village facilities include shops for day-today use, a doctor`s surgery, post office, library, Primary School, and 2 pubs. There is excellent walking and riding in the area. A more extensive range of facilities can be found in High Wycombe, approximately nine miles distant.

For the commuter there is easy access to the M40 motorway at Junction 5, providing links to Oxford, Birmingham and London. The nearest railway station is in High Wycombe with links to London, Marylebone and Birmingham.

## Outgoings:

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

## Council Tax:

Band B

## Terms

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

## Restrictions:

No pets

## 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**

