



## Red Lion Drive, Stokenchurch, High Wycombe, Buckinghamshire, HP14 3SR

**TO LET £1,395 pcm**

**Unfurnished**

A well presented unique two bedroom detached lodge style property situated 0.4 miles from local amenities. UNFURNISHED. AVAILABLE 6<sup>TH</sup> JULY 2024 EPC rating D. CONTACT B&B LETTINGS 01628 333800.

- DETACHED LODGE STYLE PROPERTY
- 0.4 MILES TO LOCAL AMENITIES
- EASY ACCESS TO M40 MOTORWAY
- TWO DOUBLE BEDROOMS
- SEPARATE UTILITY ROOM
- WOODBURNING STOVE
- PROFESSIONAL SINGLE/COUPLES ONLY
- SORRY NO PETS
- PARKING FOR ONE CAR

**Office Numbers:**

Chilterns | 01844 354554  
Marlow | 01628 333800  
Princes Risborough | 01844 343334  
Stokenchurch | 01494 485560  
High Wycombe | 01494 485560  
Aylesbury | 01296 337771  
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 well presented unique two bedroom detached lodge style property situated 0.4 miles from local amenities. The property is situated in a quiet cul-de-sac location but with easy access to the M40 motorway.

The property comprises;

Open plan living room/dining room with wood burning stove  
Kitchen area with breakfast bar  
Bathroom with shower over bath  
Two double bedrooms  
Separate utility room

The property also benefits from a decked area, private driveway and parking for one car.

Stokenchurch is a Buckinghamshire village situated in the Chiltern Hills. The village facilities include shops for day-to-day use, a doctor's surgery, post office, library, Primary School, numerous pubs and restaurants. 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, London, the M25 and M4 motorway networks. 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 E

## 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 Marlow  
**01628 333800**

