



Aylesbury Road, Cuddington, Buckinghamshire

TO LET £1,750 PCM

Unfurnished

A spacious three bedroom, two shower room, two-storey cottage situated in the picturesque village of Cuddington. UNFURNISHED. EPC Rating C. CONTACT B&B LETTINGS 01844 354554.

- TWO-STOREY COTTAGE
- RURAL LOCATION
- LESS THAN 5 MINUTE DRIVE FROM HADDENHAM & THAME TRAIN STATION
- UTILITY ROOM
- TWO SHOWER ROOMS
- LARGE GARAGE AND OUTSIDE STORAGE
- OFF-STREET PARKING

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
E : lettings@bb-estateagents.co.uk

Head Office Address

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

Description:

A spacious three bedroom, two shower room cottage situated in the picturesque village of Cuddington.

The property comprises;

GROUND FLOOR

Entrance porch

Hallway

Living room

Kitchen

Utility room/dining

FIRST FLOOR

Two double bedrooms

Shower room

SECOND FLOOR

Third bedroom with ensuite shower room

The property also benefits from a mainly laid to lawn garden with a large metal storage shed and a garage with a parking space in front.

Cuddington is a picturesque village in the Vale of Aylesbury, Buckinghamshire, known for its thatched cottages, medieval church and award-winning village green. Despite its small size, Cuddington maintains an active social life with a pub, village hall and local events bringing people together. Its location just a few miles from Aylesbury and Haddenham, makes it both peaceful and accessible, with Haddenham & Thame Parkway Train Station located just a few miles away offering a direct train into London Marylebone in approx. 50 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 C

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:

Bonnors and Babingtons

01844 354554

