



## Ellesborough Road, Little Kimble, Buckinghamshire

**TO LET £1,995 PCM**

**Furnished/Unfurnished**

A spacious and well-presented three-bedroom, two-bathroom semi-detached house situated in the picturesque village of Little Kimble. EPC rating D. AVAILABLE PART or

- SEMI-DETACHED
- NEWLY DECORATED
- PART OR UNFURNISHED
- LARGE GARDEN
- KITCHEN/BREAKFAST ROOM
- BATHROOM AND ENSUITE
- DOWNSTAIRS WC/UTILITY ROOM
- AMPLE DRIVEWAY PARKING (GARAGE NOT INCLUDED)

**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 spacious and well-presented three bedroom, two bathroom semi-detached house situated in the picturesque village of Little Kimble.

Accommodation comprises;

**GROUND FLOOR**

- Entrance Porch
- Good sized living room with open fireplace
- Fitted kitchen/breakfast room
- WC/Utility room
- Dining/Family room

**FIRST FLOOR**

- Main bedroom with ensuite wet room and Juliette balcony
- Two further double bedrooms
- Family bathroom

The property also benefits from a large garden to the rear and ample driveway parking at the front to accommodate 4 or 5 cars (garage not included).

Little Kimble is a popular village at the foot of the Chiltern Hills and is situated close to areas of outstanding natural beauty. Within the village of Little Kimble there is a public house, a restaurant and a local village school. Princes Risborough is within 3 miles and Aylesbury 5 miles. There are numerous countryside walks and bridleways in the area.

There is easy access to the M40 motorway at junction 6, giving access to the M4 and M25 motorways. For the commuter, there is a Chiltern Line station at Little Kimble giving access to Princes Risborough which offers mainline services to London Marylebone in approximately 35 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 D

**Terms:**

- 12-month tenancy agreement
- Furnished/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**

