



Clayton Road, Lane End, Buckinghamshire

TO LET £2,350 PCM

Unfurnished

A well-presented four bedroom, two bathroom contemporary townhouse situated in a cul de sac location and very close to the village centre and amenities. UNFURNISHED. EPC

- TWO BATHROOMS
- VILLAGE LOCATION
- DOWNSTAIRS CLOAKROOM
- FOUR DOUBLE BEDROOMS
- PARKING FOR TWO CARS
- PRIVATE GARDEN WITH DECKING AREA

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 well-presented four bedroom, two bathroom contemporary townhouse situated in a cul de sac location and very close to the village centre and amenities.

The accommodation comprises:

Entrance hallway

Fully fitted kitchen/breakfast room with high quality appliances.

Living room with French doors leading to a large decked area and garden.

First floor:

Two double bedrooms

Contemporary bathroom and a built-in utility space.

Second floor:

Large master bedroom

Ensuite shower room

Further double bedroom

Outside:

Parking for two cars to the front and a private garden to the rear.

Standing high in the Chiltern Hills between Henley and Marlow is the popular village of Lane End. Local amenities and the village primary school are all within walking distance providing for day to day needs and the property is within a short walk of several delightful walks across surrounding Chiltern countryside; many leading to popular pubs and restaurants. The larger towns of Marlow, High Wycombe and Maidenhead are readily accessible offering excellent shopping, sporting and social facilities as well as schools for children of all ages. Each has a railway station, Marlow serving Paddington via Maidenhead which connects to Crossrail and High Wycombe to Marylebone. The M40 motorway is a short drive at Handy Cross (J4) or Stokenchurch (J5).

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

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:

Bonnars and Babingtons

01628 333800

