



Elmdale Gardens, Princes Risborough, Buckinghamshire

TO LET £2,350 PCM

Unfurnished

A well-presented four bedroom detached house situated in a quiet cul de sac, 0.3 miles from the High Street and 0.6 miles from the station. UNFURNISHED. EPC rating D. CONTACT B&B LETTINGS 01844 354554.

- DETACHED HOUSE
- 0.3 MILES TO THE HIGH STREET
- THREE RECEPTION ROOMS
- THREE DOUBLE BEDROOMS
- ONE SINGLE BEDROOM
- UTILITY ROOM
- GARAGE
- DOWNSTAIRS CLOAKROOM
- DRIVEWAY 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 well-presented four bedroom detached house situated 0.3 miles from the High Street and 0.6 miles from the station.

The property comprises of:

GROUND FLOOR:

Entrance hallway
Open plan kitchen/diner with appliances
Living room
Second reception room
Utility room
W/C

FIRST FLOOR:

Three double bedrooms
One large single bedroom
Family bathroom with shower over bath

The property also benefits from a rear private garden, driveway parking and a garage.

The attractive market town of Princes Risborough offers a post office, a leisure centre and a good range of local shops including a Tesco, Marks & Spencer Simply Food and Costa Coffee. Further, more comprehensive leisure and shopping facilities can be found in High Wycombe, Aylesbury and Oxford all within easy reach. Excellent schooling is provided locally with a good choice of private and state schools close by including grammar schools in High Wycombe and Aylesbury. There is access to the M40 motorway for London and the Midlands just 6 miles away (J6) and Princes Risborough station offers an excellent main line rail service to London (Marylebone - 35 minutes) and the Midlands.

Outgoings:

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

Council Tax:

Band F

Terms:

Unfurnished
No smokers please
White goods included

Restrictions:

No pets preferred

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

01844 354554

