



AYLESBURY ROAD, GREAT MISSENDEN, HP16

£3,450 per month*

Carter Jonas

AYLESBURY ROAD, GREAT MISSENDEN,

A detached 4 bedroom cottage with a double garage, good-sized garden, 6 stables and approximately 8 acres of land in Great Missenden.

Accommodation comprises -

Ground Floor: Entrance hallway, living room, kitchen/dining room, conservatory, utility room and cloakroom.

First Floor: 4 double bedrooms, 1 with ensuite and family bathroom.

Unfurnished and available now for a 12 month tenancy.

- Council Tax Band = G
- Deposit Required = £3,980
- Long Let, Minimum term 12 months
- 1 Reception room
- Kitchen/Diner
- Conservatory
- Utility room
- 4 Bedrooms
- 2 Bathrooms
- Garage
- Garden
- Parking
- Stables/Land
- EPC = E

Approximate Gross Internal Area 1943 sq ft - 180 sq m
(Excluding Garage & Outbuilding)
Ground Floor Area 1068 sq ft - 99 sq m
First Floor Area 875 sq ft - 81 sq m
Garage Area 332 sq ft - 31 sq m
Outbuilding Area 873 sq ft - 81 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Carter Jonas

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Birmingham Lettings 0121 389 9670

birmingham.lettings@carterjonas.co.uk



Classification L2 - Business Data

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.