



ELLESBOROUGH ROAD, WENDOVER, HP22
£3,500 per month*

Carter Jonas

DOVELEAT, ELLESBOROUGH RD, WENDOVER, AYLESBURY, BUCKINGHAMSHIRE, HP22 6ES

A Five bedroom detached property situated in
the town of Wendover.

- 5 bedrooms
- 3 receptions
- 3 bathrooms
- double garage
- Large garden
- off road parking
- unfurnished

THE PROPERTY

Accommodation comprising: Entrance hall, downstairs cloakroom, sitting room, dining room, reception room 1, further reception room, kitchen, utility room, study and store room. To the first floor are five bedrooms, master bedroom with ensuite bathroom and dressing room, second bedroom with ensuite shower room and separate family bathroom.

Externally the property is set in a large garden of approximately 1.75 acres. Driveway with parking for several cars and integral double garage.

Available unfurnished from late October 2024 for an initial 12 month tenancy.

Mains water and electricity are connected to the property. Drainage is to a septic tank. Oil Central Heating.

Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk

EPC - E

Council Tax Band G - Please see Buckingham Council for current costs.

Flood Zone 1 - Low Risk



At a rent of £3500 per calendar month

Holding deposit of 1 weeks rent £807

Security deposit of 5 weeks rent £4038

ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	Buckinghamshire Council - Council Tax Band G



Ellesborough Road, Wendover, Aylesbury, HP22

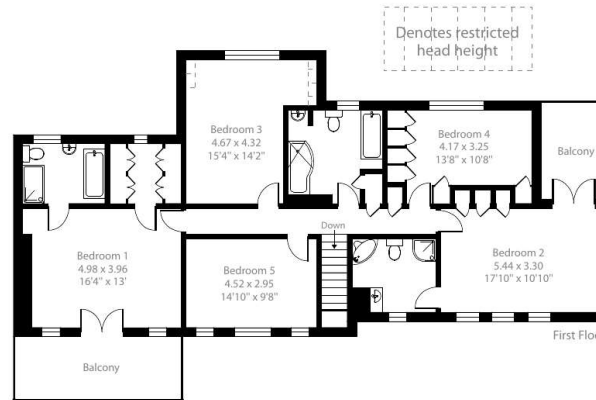
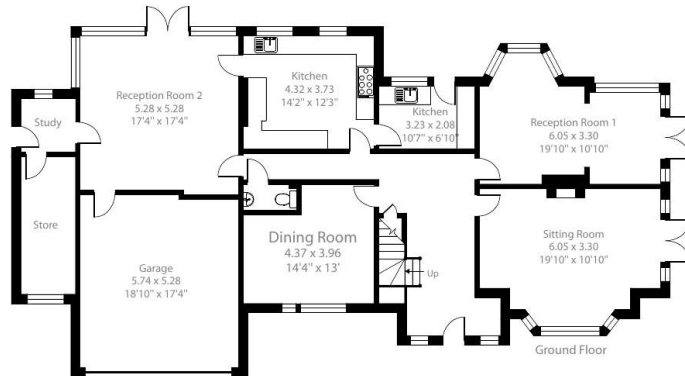
Approximate Area = 3052 sq ft / 283.5 sq m

Limited Use Area = 8 sq ft / 0.7 sq m

Garage = 323 sq ft / 30 sq m

Total = 3383 sq ft / 314.2 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Carter Jonas. REF: 1169156

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Classification L2 - Business Data

IMPORTANT INFORMATION

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