



AYLESBURY ROAD, GREAT MISSENDEN, HP16
£3,350 per month*

Carter Jonas

AYLESBURY ROAD, GREAT MISSENDEN,

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

Accommodation comprises -

Ground Floor: There is a spacious entrance hallway with downstairs WC, which leads to a good-sized living room with exposed beams and doors to the conservatory and rear garden. The modern kitchen has space to dine and there is a separate utility room.

First Floor: Four bedrooms, with an en suite shower room in the principal bedroom, in addition to the family bathroom.

- Council Tax Band = G
 - Deposit Required = £3,865
 - 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

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		

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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.

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IMPORTANT INFORMATION

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Classification L2 - Business Data