



LONDON ROAD, WENDOVER, HP22
£2,700 per month*

Carter Jonas

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A well-presented three bedroom detached property with a large garden, gravelled driveway (accessed via electric double gates), and a two-storey outbuilding converted into a gym/cinema room in Wendover.

Accommodation comprises -

Ground Floor: The living room has a feature fireplace and connects to a separate dining room with doors to the rear garden. There is a good-sized kitchen with breakfast / family room, a separate utility room, dedicated study and downstairs WC.

First Floor: Three good-sized bedrooms, two of which have built-in storage, and one has an en suite with a bath and standalone shower, in addition to the family bathroom.

- Council Tax Band = G
- Deposit Required = £3,115
- 3 Bedrooms
- 2 Reception Rooms
- 2 Bathrooms
- Kitchen with Breakfast Room
- Utility Room
- Study
- Converted Outbuilding
- Driveway Parking
- Available Now
- EPC = C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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birmingham.lettings@carterjonas.co.uk



Approximate Gross Internal Area 2535 sq ft - 235 sq m
(Excluding Outbuilding)

Ground Floor Area 1477 sq ft - 137 sq m

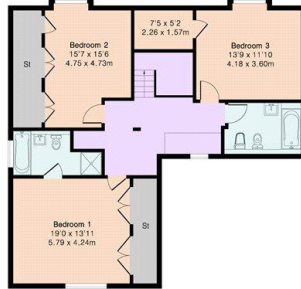
First Floor Area 1058 sq ft - 98 sq m

Outbuilding Ground Floor Area 531 sq ft - 49 sq m

Outbuilding First Floor Area 343 sq ft - 32 sq m



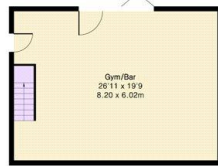
Ground Floor



First Floor



Outbuilding First Floor



Outbuilding Ground Floor



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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.

IMPORTANT INFORMATION

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Classification L2 - Business Data