



BACOMBE LANE, WENDOVER, HP22
£2,950 per month*

Carter Jonas

BACOMBE LANE, WENDOVER, HP22

A detached four-bedroom family home set within approximately 0.75 acres, benefitting from a double garage and ample driveway parking, situated in Wendover.

On the ground floor, the accommodation comprises an entrance hall, spacious living room with doors opening onto the rear garden, open-plan kitchen/dining room leading to the utility room, shower room and a further versatile reception room.

To the first floor, there are four bedrooms, including a principal bedroom with en-suite bathroom and Juliet balcony, together with three further bedrooms and a family bathroom.

Externally, the property benefits from front and rear gardens, a gravel driveway providing parking for multiple vehicles and an attached double garage, with the total plot extending to approximately 0.75 acres.

- Council Tax Band = G
- Deposit Required = £3,403.
- Long Let, Minimum term 12 months
- 4 Bedrooms
- 2 Reception Rooms
- 1 Bathroom & En Suite
- Ground Floor Shower Room
- Open Plan Kitchen & Diner
- Utility Room
- Double Garage
- Driveway Parking
- Available Now
- EPC = D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area 2047 sq ft - 191 sq m
(Excluding Garage)
Ground Floor Area 1126 sq ft - 105 sq m
First Floor Area 921 sq ft - 86 sq m
Garage Area 360 sq ft - 33 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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Classification L2 - Business Data

IMPORTANT INFORMATION

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