



LONDON ROAD, WENDOVER, HP22
£2,200 per month*

Carter Jonas

SPRINGFIELD, LONDON ROAD, WENDOVER, AYLESBURY, HP22 6PN

A 4 bedroom detached property situated in
Wendover.

- 4 Bedrooms
- 1 En suite shower room
- 1 Bathroom
- Kitchen
- Dining Room
- Sitting Room
- Downstairs WC
- Garden
- Off-street parking

THE PROPERTY

Accommodation comprising: Ground Floor: Entrance hall, downstairs cloakroom, breakfast kitchen, sitting room and dining room. First Floor: Three bedrooms with a further room available as bedroom / office as part of a loft conversion. Large family bathroom with double shower and small en-suite off master bedroom.

Externally there is parking for two to three cars and an enclosed rear garden.

Available Early April 2025 for a 12 month tenancy unfurnished.

EPC - E. Council Tax Band F - Please see Buckinghamshire Council for current costs.

Pets considered. No access to loft. Mains water and electricity are connected to the property. Drainage is to a shared septic tank. Oil central heating. Flood Risk - Low.

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

At a rent of £2,200 per calendar month Holding deposit of 1 week's rent £507 Security deposit of 5 weeks rent £2,538



ADDITIONAL INFORMATION

| | |
|-----------------|--|
| Offers | Available for an initial 12 month term |
| Viewing | Strictly by appointment |
| Local Authority | Buckinghamshire Council - Council Tax Band F |



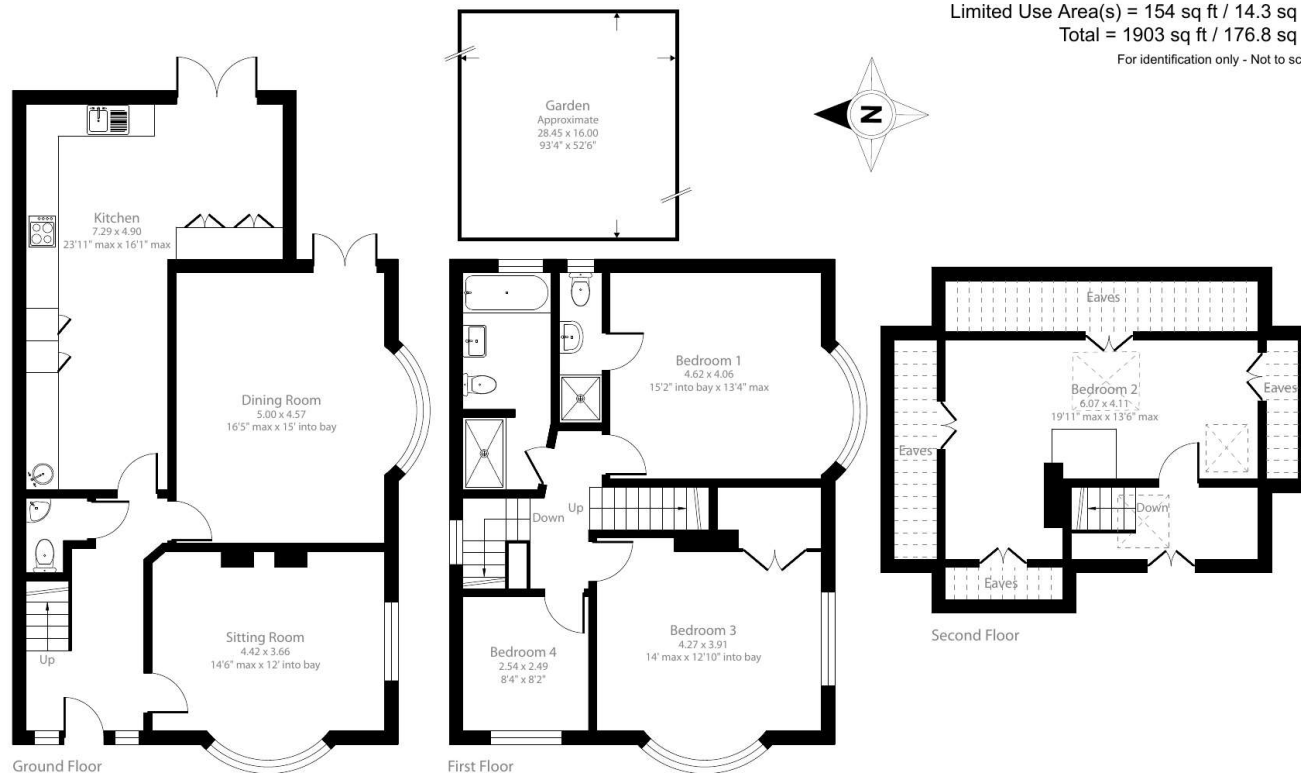
London Road, Aylesbury, HP22

Approximate Area = 1749 sq ft / 162.5 sq m

Limited Use Area(s) = 154 sq ft / 14.3 sq m

Total = 1903 sq ft / 176.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Carter Jonas. REF: 1227540



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.

T: 01865 511444

Mayfield House, 256 Banbury Road, Oxford, Oxfordshire, OX2 7DE

E: oxfordresilettings@carterjonas.co.uk

A member of



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data