



WELL PRESENTED SEMI DETACHED BUNGALOW WITH RESIDENTS PARKING

CUDSDENS COURT
GREAT MISSENDEN, BUCKINGHAMSHIRE, HP16 0QX

Unfurnished, £1,650 pcm + fees and other charges apply.*

Available from 10/06/2019



WELL PRESENTED SEMI DETACHED BUNGALOW WITH RESIDENTS PARKING AND CARPORT SPACE

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GREAT MISSENDEN,
BUCKINGHAMSHIRE, HP16 0QX

£1,650 pcm - Unfurnished

- 3 Bedrooms • 2 Bathrooms • 2 Receptions
- Semi Detached Bungalow • Character • Garden
- Residents Parking • Carport • EPC Rating = E •
Council Tax = G

Situation

Great Missenden about two miles (Chiltern Line) and Amersham about 5 miles (Metropolitan/Chiltern Line) both offer a London commuter service into Baker Street/Marylebone along with a comprehensive range of shopping facilities and amenities. The area is surrounded by many miles of glorious Chiltern countryside for both walking and horse riding.

The area is renowned for its educational facilities including Dr Challoner's Grammar School in Amersham, High School for girls in Little Chalfont and Chesham Grammar school.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

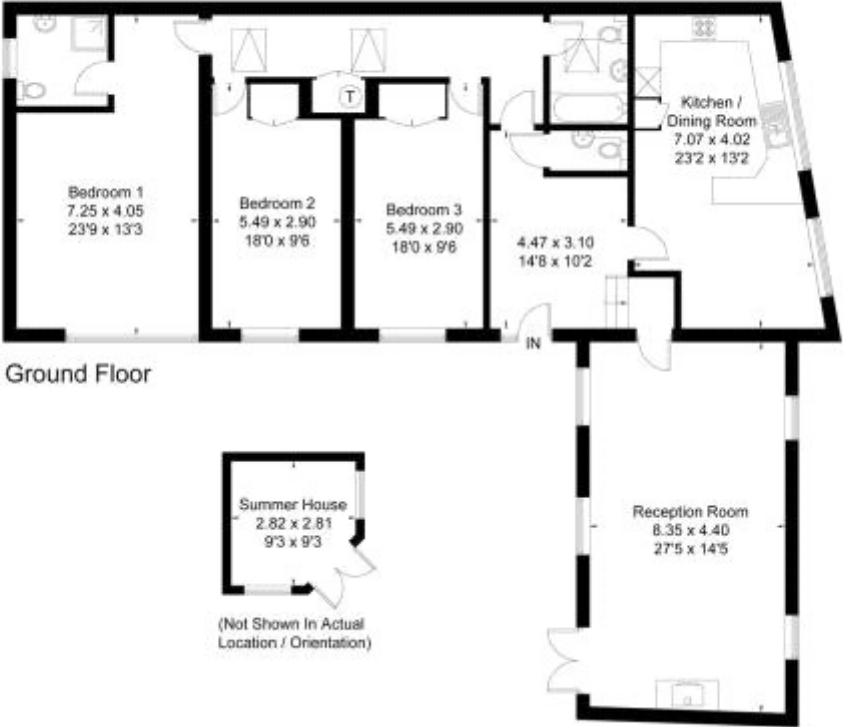
Viewing

Strictly by appointment with Savills.



3 Cudsdens Court, Great Missenden, HP16 0QX

Gross Internal Area (approx) = 162.5 sq m / 1749 sq ft
 Summer House = 7.2 sq m / 77 sq ft
 Total = 169.7 sq m / 1827 sq ft
 For identification only. Not to scale.
 © Floorplanz Ltd



Description

Accommodation Comprises Of:

- Reception Room
- Kitchen/Breakfast Area
- Cloakroom
- Bathroom
- Double Bedroom with En-Suite
- Double Bedroom with built in wardrobe
- Double Bedroom with built in wardrobe

Outside:
 Garden
 Residents parking
 Carport

FLOORPLANS

Gross internal area: 1749 sq ft, 162.5 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190603ALSV

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