



POTTER ROW, GREAT MISSENDEN, HP16
£3,500 per month*

Carter Jonas

POTTER ROW, GREAT MISSENDEN, HP16

The Brambles is a detached, five bedroom property situated in Great Missenden

Accommodation comprises entrance hall, dining room, sitting room, further sitting room/study, breakfast kitchen leading to conservatory, utility room and downstairs cloakroom. To the first floor are four double bedroom, ensuite bathroom, bedroom 5/study and separate family bathroom.

Externally there is a double garage, off road parking and gardens. Available early November for a 12 month tenancy unfurnished. Pets considered.

EPC E/Council Tax Band H - please see Buckinghamshire Council for current costs.

No access to loft. Mains water, electricity and drainage are connected to the property. Oil Central Heating.

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

Flood Zone 1 - Low Risk

There is a further 3.01 acres of land, linked by walkway, with a stable block and field shelter which can be let under a separate agreement for an additional £200 per month.

£ a rent of £3500 per calendar month

Holding deposit of 1 weeks rent £807

Security deposit of 5 weeks rent £4038

- Council Tax Band = H
- Deposit Required = £4,038
- Sitting Room
- Dining Room
- Breakfast Kitchen
- Four double bedrooms
- Further bedroom/study
- Two Bathrooms
- Gardens
- Garage
- Unfurnished
- EPC = E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(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	

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Approximate Area = 2804 sq ft / 260.5 sq m (includes garage)

Limited Use Area(s) = 10 sq ft / 0.9 sq m

Total = 2814 sq ft / 261.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics.com 2022. Produced for Carter Jonas. REF: 963855



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Classification L2 - Business Data

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