



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

11 Wharf Row, Buckland Road, Buckland, Aylesbury, HP22  
5LJ

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£1,400 Per Month

- TWO BEDROOM COTTAGE
- LOUNGE/ DINING ROOM
- ALLOCATED PARKING
- VILLAGE LOCATION
- WELL APPOINTED KITCHEN
- STUNNING LANDSCAPED REAR GARDEN
- GARAGE

\*\*please email in to arrange a viewing\*\*\*

Hunters are delighted to bring to the letting marketing this two bedroom character cottage, located within the picturesque village of Buckland.

This property has been finished to a beautiful standard and offers a well appointed kitchen with integrated appliances, lounge/dining room with doors opening to the rear garden, two bedrooms and a four piece suite bathroom, The property can be let furnished or un-furnished.

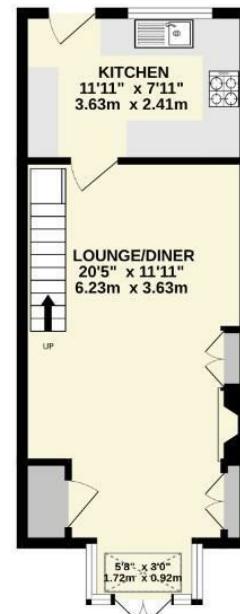
Externally this property has a stunning landscaped rear garden with mature flower beds, laid lawn, a patio seating area and a summerhouse.

Also benefiting from allocated parking and a garage.

Buckland is a village and civil parish in the Aylesbury Vale district of Buckinghamshire, England. It is situated about 5 miles (8 km) southwest of Aylesbury and 3 miles (5 km) northwest of Tring, Hertfordshire. The village is located near the border between Buckinghamshire and Hertfordshire, within the Chiltern Hills Area of Outstanding Natural Beauty.

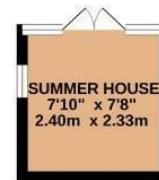
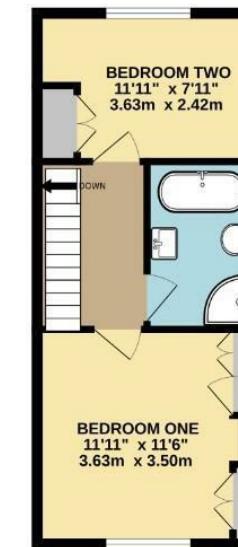
## GROUND FLOOR

529 sq.ft. (30.1 sq.m.) approx.



## 1ST FLOOR

336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA: 875 sq.ft. (81.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

EU Directive 2002/91/EC

England & Wales

