



TO LET

Hughenden Avenue, High Wycombe
£1,850 pcm + security deposit

Spacious three bedroom semi detached house in popular neighbourhood. Close to town.

- Spacious semi detached house
- Established neighbourhood
- Driveway parking
- Three bedrooms
- Downstairs shower room
- Gas Central Heating
- Double glazing
- Easy access to town
- Good size rear garden
- Living room & separate dining room



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Hughenden Avenue,
High Wycombe,
Bucks
HP13 5SS

>> Key Features

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- Established neighbourhood
- Driveway parking
- Three bedrooms
- Gas Central Heating
- Double glazing
- Easy access to town
- Good size rear garden
- Downstairs shower room
- Living room & separate dining room

This spacious semi-detached house offers a comfortable and inviting living space in an established neighbourhood. Featuring three bedrooms (two doubles and one single), this property is ideal for families or professionals. The home boasts a pleasant lounge, a separate dining room, and a fully fitted kitchen/breakfast room, perfect for modern living (please ask about white goods). A convenient downstairs shower room adds to the practicality. Outside, you'll find driveway parking and a generously sized rear garden, providing ample space for outdoor activities. Additional features include bathroom with bath and shower over plus separate WC, gas central heating, double glazing, boarded loft space, built-in wardrobes in two of the bedrooms, entrance porch, rear patio and garden shed. Available unfurnished from early June 2024. Please note that the garage is rented separately and is not included. Council Tax Band D (Buckinghamshire County Council). Energy efficiency rating: grade C. Unfortunately, no pets are allowed. Don't miss the opportunity to make this spacious house your next home.

IMPORTANT - The holding deposit is equivalent to one week of the final agreed rent. The security deposit is equivalent to five weeks of the final agreed rent. Tenants pay all utility bills and council tax. Tenants arrange their own broadband and must make the necessary enquiries as to

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the speed and quality of broadband and the strength of the mobile phone signal where this property is situated. A broadband and mobile signal coverage checker can be found on the website of Ofcom.





Ground Floor
Floor area 58.9 m² (634 sq.ft.)

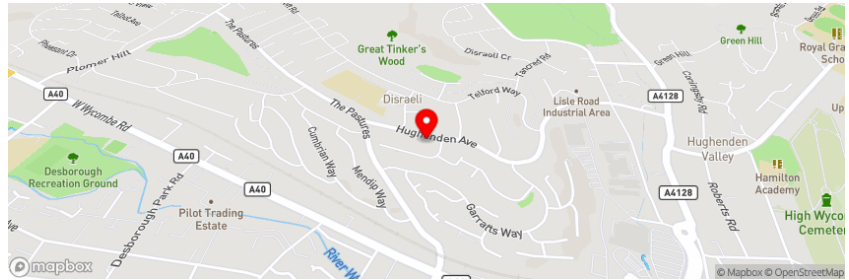


First Floor
Floor area 38.1 m² (411 sq.ft.)

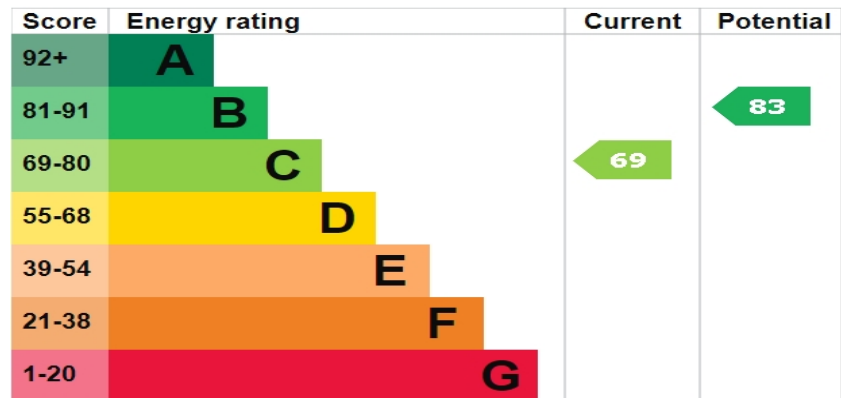
TOTAL: 97.0 m² (1,044 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), coverage and construction are approximate. It should not be used as a basis for any legal agreement. No liability is taken for any errors, omission or misstatements. It should not be used as a basis for any legal agreement. No liability is taken for any errors, omission or misstatements. It should not be used as a basis for any legal agreement. No liability is taken for any errors, omission or misstatements.

Directions



Certificate Number :



<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

Our Fees

1) Lost keys and/or other security devices - Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (Inc. VAT) for the time taken replacing lost key(s) or other security device(s).

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Paul Kingham Lettings cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.