



TO LET

Meare Estate, Wooburn Green  
£1,695 pcm + security deposit

Very spacious and nicely presented family home - three bedrooms

- Spacious semi detached house
- Large reception room
- 3 bedrooms
- Bath and separate shower cubicle
- Front and rear gardens
- Energy Rating : D
- Close to main bus routes
- Near J 3 of M40
- Driveway Parking
- Single garage



**£1,695 pcm +  
security deposit**

**Meare Estate,  
Wooburn Green,  
Bucks  
HP10 0DX**

This very spacious and well-presented three-bedroom semi-detached family home comes to the market on an unfurnished basis and is available immediately. Near to junction 3 of the M40 and situated close to a main bus route, the accommodation comprises entrance hall with understairs storage and additional cupboard, modern kitchen with wooden worktops and appliances including a dishwasher (please ask for further details of appliances), very spacious living room with hard flooring and gas fire plus sliding doors to good size rear garden with patio and outside storage sheds, downstairs WC. Upstairs to two double bedrooms with built in wardrobe space, one single bedroom, family bathroom including a bath with handheld mixer shower and a separate shower cubicle with electric shower. The property is mostly double glazed. Gas central heating. Council tax band D (Buckinghamshire County Council). Energy efficiency rating grade D. Loft space. AVAILABLE IMMEDIATELY ON AN UNFURNISHED BASIS. CERTAIN PETS MAY BE CONSIDERED. NON-SMOKING ACCOMMODATION. Managed by the agent, a long-standing member of Propertymark who provide our client money protection insurance. Members of the Property Redress Scheme. Please note that the alarm system and water softener at the property is not in service.

#### >> Key Features

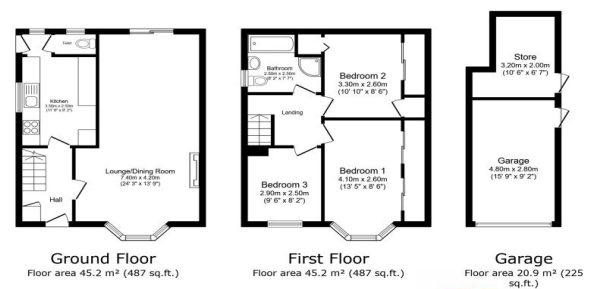
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IMPORTANT - The holding deposit is equivalent to one week of the final agreed rent. The security deposit is equivalent to five weeks of the final agreed rent. Tenants pay all utility bills and council tax. Tenants arrange their own broadband and must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



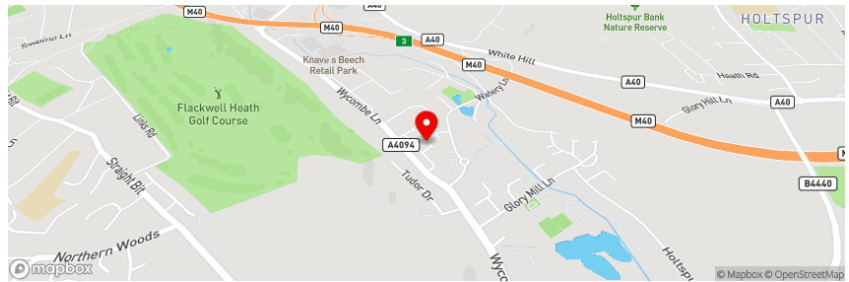




**TOTAL: 111.4 m<sup>2</sup> (1,199 sq.ft.)**



## Directions



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86
69-80	C		
55-68	D	65	
39-54	E		
21-38	F		
1-20	G		

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

## Our Fees

**Holding Deposit** One week's rent. This is to reserve a property. Please Note: This (per tenancy) will be withheld if any relevant person (including any guarantor(s)) withdraws from the tenancy, fails a Right- to-Rent check, provides materially significant false or misleading information, or fails to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

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.