

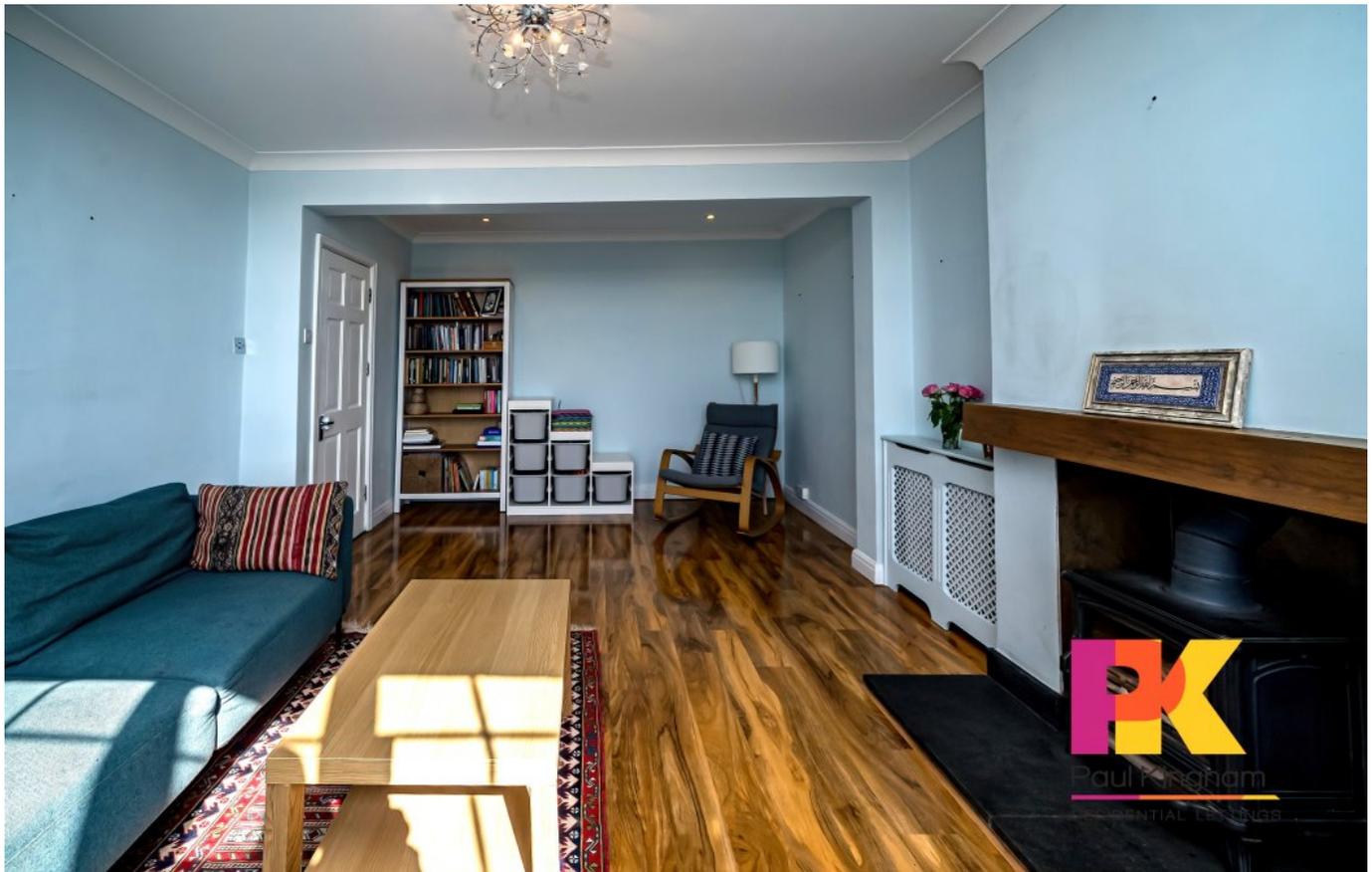


TO LET

White Close, High Wycombe
£1,995 pcm + security deposit

Spacious, well presented 3/4 bedroom family home in quiet cul de sac.

- **Spacious semi detached home**
- **Quiet cul de sac**
- **Large garden backing onto woods**
- **Driveway parking and on street**
- **Near junction 4 of the M40**
- **Gas Central Heating**
- **Double glazing**
- **Three / four bedrooms**
- **Good access to High Wycombe**
- **Two reception rooms**



£1,995 pcm +
security deposit

White Close,
High Wycombe,
Bucks
HP13 5NG

>> Key Features

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- Quiet cul de sac
- Large garden backing onto woods
- Driveway parking and on street
- Gas Central Heating
- Double glazing
- Three / four bedrooms
- Good access to High Wycombe
- Near junction 4 of the M40
- Two reception rooms

This very spacious family home comes to the market on an unfurnished basis and is available mid-April 2025. Set in a quiet cul de sac with good access to High Wycombe town and train station, this three/four-bedroom accommodation comprises entrance hall with understairs cupboard and cloakroom, spacious living room with wood laminate flooring, utility area leading to very large modern kitchen with mainly integrated appliances (please ask for details), spacious dining room with doors to large tiered rear garden with storage shed. Upstairs to three bedrooms (two doubles and one smaller double bedroom), family bathroom with bath and shower over, upstairs again to an excellent office / den / 4th bedroom with far reaching views and good natural light. Driveway and unrestricted on street parking. Covered storage area at side of house ideal for bicycle storage. Gas central heating. Double glazing. Energy efficiency rating grade E. Council tax band D (Buckinghamshire County Council). Managed by the agent - a long-standing member of ARLA PropertyMark with full client money protection. Prefer no pets. This is a non-smoking property. NB - wood burning stove in living room is not in use.

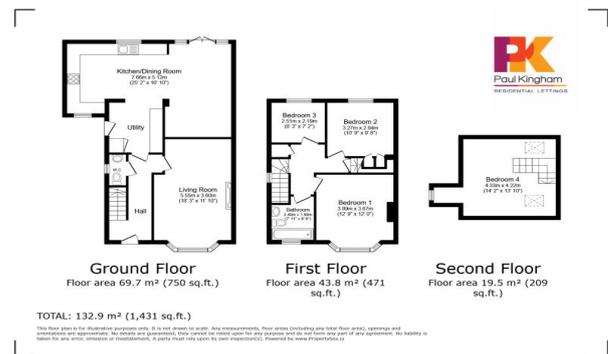
IMPORTANT - The holding deposit is equivalent to one week of the final agreed rent. The security deposit is equivalent to five weeks of the

£1,995 pcm + security deposit

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.

Our client money protection insurance is provided by Propertymark. We are members of the Property Redress Scheme.





Directions



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70
55-68	D		
39-54	E	45	
21-38	F		
1-20	G		

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

Our Fees

Holding Deposit (per tenancy)

One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false or misleading information, or fail 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.