



TO LET

Oldhouse Close, High Wycombe
£1,660 pcm + security deposit

Attractive two bedroom end of terrace house with garden - close to J4 of M40. Single garage.

- End of terrace house
- Two double bedrooms
- Pleasant rear garden with patio
- One allocated parking space
- Close to amenities and shops
- Gas Central Heating
- Close to J40 of the M40
- Single garage in separate block
- Large living room
- Bathroom with bath and shower over



**£1,660 pcm +
security deposit**

**Oldhouse Close,
High Wycombe,
Bucks
HP11 1TP**

>> Key Features

- End of terrace house
- Two double bedrooms
- Pleasant rear garden with patio
- One allocated parking space
- Gas Central Heating
- Close to J40 of the M40
- Single garage in separate block
- Large living room
- Close to amenities and shops
- Bathroom with bath and shower

This well designed and attractive two bedroom house comes to the market on a mostly unfurnished basis and is available June 5th 2025. Situated close to junction 4 of the M40 (Handy Cross) and major stores and other amenities, the accommodation in this end of terrace property comprises entrance hall with understairs cupboard, fitted kitchen with appliances (please ask agent for details), spacious living room with sliding doors to a very pleasant enclosed rear garden with two small patio areas, upstairs to two double bedrooms (one bedroom with built in wardrobes and an airing cupboard) and a family bathroom with bath and electric shower over. Double glazing. Gas central heating. One allocated parking space. Outside storage cupboard at front of property. Single garage in a separate block. Loft space available for light storage. Energy efficiency grade C. Council tax band C (Buckinghamshire County Council). AVAILABLE ON A MAINLY UNFURNISHED BASIS FROM JUNE 5TH 2025. MANAGED BY AN EXPERIENCED PROPERTYMARK MEMBER AGENT. Floor plan to follow.

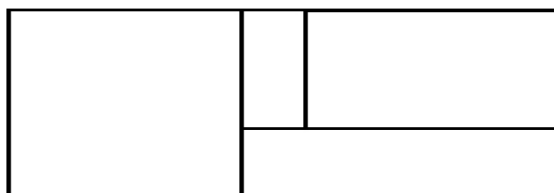
IMPORTANT - The holding deposit is equivalent to one week of the final agreed rent. The security deposit is equivalent to five weeks of the final agreed rent. Tenants pay all utility bills and council tax. Tenants

£1,660 pcm +
security deposit

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.

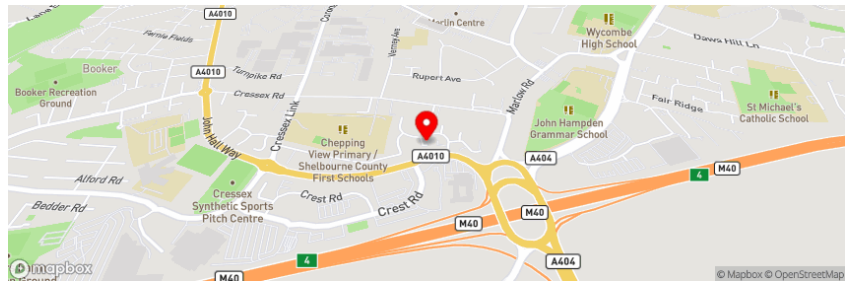
Our client money protection insurance is provided by Propertymark. We are members of the Property Redress Scheme.





**Waiting for
Floorplan**

Directions



Certificate Number : 5418-6027-4002-0593-8606

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87
69-80	C	71	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/5418-6027-4002-0593-8606>

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.