



TO LET

Dunwood Rise, High Wycombe
£1,950 pcm + security deposit

Excellent three bedroom semi detached house with lovely garden - close to town and trains

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- Gas Central Heating
- 3 bedrooms
- Driveway parking
- Council Tax Band D
- Mainly unfurnished
- Shower
- Lovely gardens
- Patio and decking



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Dunwood Rise,
High Wycombe,
Bucks
HP13 5BZ

>> Key Features

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- Gas Central Heating
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This excellent three-bedroom semi-detached property comes to the market on a mainly unfurnished basis, available end of mid-August 2025. Being close to High Wycombe town centre and train station this recently renovated accommodation comprises a spacious living area with wood flooring and dining area with doors to a lovely rear garden, modern kitchen with all main appliances, upstairs to three bedrooms (2 doubles with built in wardrobes, one smaller double) and family bathroom with bath and rainfall shower. Parking for two cars. The spacious split-level garden, complete with wide decking offering lots of storage underneath, invites outdoor living and stunning vistas. Driveway. Single garage. Please ask about furniture items that will stay in this property. Prefer no pets. Some gardening service are included in the rent (please ask for details). Tenants remain responsible for basic gardening duties. Council tax band D. Energy efficiency rating grade C. Managed by an established Propertymark agent with full client money protection. PLEASE NOTE THAT THE ALARM SYSTEM FITTED HERE DOES NOT FUNCTION.

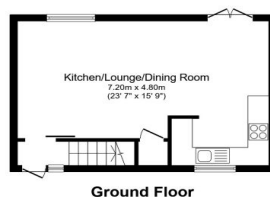
IMPORTANT - The holding deposit is equivalent to one week of the final agreed rent. The security deposit is equivalent to five weeks of the final agreed rent. Tenants pay all utility bills and council tax. Tenants

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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.





Total floor area 69.5 sq.m. (749 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Directions



Certificate Number : 8820-2013-0558-0002-1733

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87
69-80	C	73	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8820-2013-0558-0002-1733>

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.