



TO LET

West Drive, High Wycombe
£2,250 pcm + security deposit

Very attractive four bedroom detached family home with three bathrooms - near station

- Detached family home
- 3 double beds and 1 single/office
- Large reception room
- 3 Bathrooms
- Driveway parking
- Energy Rating : C
- Dining room
- Large patio/sun terrace
- Garage
- Garden



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security deposit**

**West Drive,
High Wycombe,
Bucks
HP13 6JT**

This recently decorated and carpeted four bedroom detached property, situated in a quiet and established residential area, comes to the market on an unfurnished basis and is available early November 2025. Near to the train station, the accommodation comprises entrance hall, dining room, large living room with fireplace (electric) and two sets of French doors to large patio/sun terrace, with steps down to pleasant back garden, recently fitted kitchen with oven, new fridge freezer and new dishwasher, utility room with washing machine, tumble dryer and a second fridge freezer, hallway with large storage/coat cupboard, spacious downstairs bathroom with w.c., bath and hand held mixer shower. In addition, bedroom one (downstairs) has an ensuite shower room with fitted mirrored wardrobes. Upstairs there are three further bedrooms - two doubles, and one single bedroom/office (built in wardrobes for all bedrooms in adjacent hallway), further bathroom with w.c., bath and thermostatic shower over. Double glazing throughout. Gas central heating and with the benefit of cavity wall insulation improving energy efficiency. Single garage with good size storage area beneath, and additional external storage below side extension. Pleasant rear garden with lawn and flowerbeds. Driveway parking for two vehicles. Council tax band E (Buckinghamshire County Council). Energy efficiency rating grade C. Available early November on a mostly

>> Key Features

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unfurnished basis (currently with fitted shelving unit in living room and two other drawer units and table/seats in kitchen/diner). SORRY PREFER NO PETS. NON-SMOKING ACCOMMODATION. Not suitable for student lets. Not suitable for children under 11 years.

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.

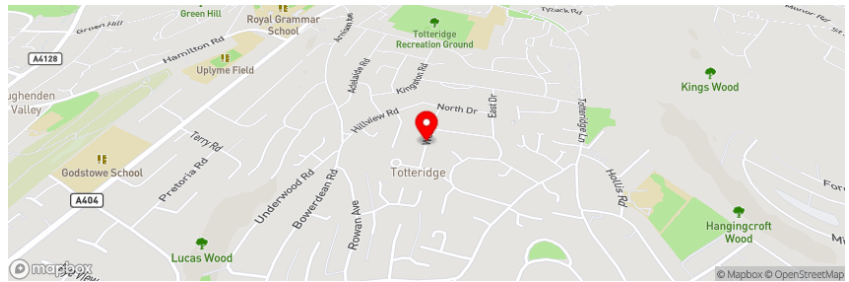
Our client money protection insurance is provided by Propertymark. We are members of the Property Redress Scheme.





Total floor area 147.7 sq.m. (1,590 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 :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70	80
55-68	D		
39-54	E		
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.