



TO LET

Healey Avenue, High Wycombe
£2,100 pcm + security deposit

Spacious 4-double bedroom semi detached
on Healey Avenue, close to town centre.
Ideal for sharers & students!

- Semi detached house
- 4 double bedrooms
- 1 large reception room
- Modern shower room
- Near town centre
- Flexible furnishings
- Double glazing
- Downstairs WC
- Gas Central Heating
- Sharer & student friendly



**£2,100 pcm +
security deposit**

Healey Avenue,
High Wycombe,
Bucks
HP13 7JR

****Spacious 4-Bedroom Semi-Detached House on Healey Avenue, High Wycombe****

Located just minutes from the town centre, this well-presented semi-detached house on Healey Avenue offers versatile living accommodation ideal for families, sharers, or students.

Featuring four generous double bedrooms alongside a large reception room, the property provides ample space for relaxing and entertaining. The modern kitchen is fully equipped and designed with functionality in mind.

Additional benefits include a modern shower room, and a convenient downstairs WC, ensuring busy households have plenty of facilities. Double glazing and gas central heating throughout provides comfort year-round, and the flexible furnishings offer adaptability to suit your lifestyle.

With excellent access to local amenities, transport links, and educational institutions, this property is an ideal choice for those seeking a comfortable and convenient home in High Wycombe.

Arrange your viewing today to avoid missing out!

>> Key Features

- Semi detached house
- 4 double bedrooms
- 1 large reception room
- Modern shower room
- Flexible furnishings
- Double glazing
- Downstairs WC
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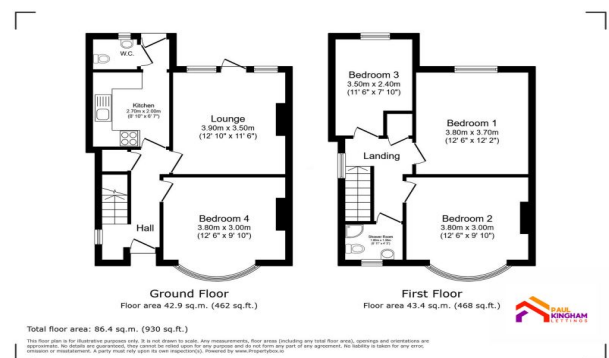
£2,100 pcm +
security deposit

AVAILABLE IMMEDIATELY ON A FURNISHED OR UNFURNISHED BASIS. ENERGY EFFICIENCY RATING GRADE D. COUNCIL TAX BAND C (Buckinghamshire County Council) NB. BILLS ARE NOT INCLUDED IN THE RENT. PROPERTYMARK REGISTERED AGENT WITH FULL CLIENT MONEY PROTECTION STATUS.

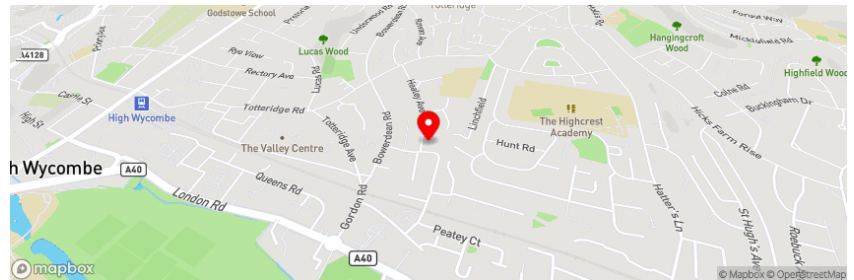
IMPORTANT - The holding deposit is equivalent to one week of the final agreed rent. The security deposit is equivalent to five weeks of the final agreed rent. Tenants pay all utility bills and council tax. Tenants arrange their own broadband and must make the necessary enquiries as to the speed and quality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





Directions



Certificate Number : 76353024840009449292

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82
69-80	C		
55-68	D	58	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/76353024840009449292>

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.