



TO LET

Walton Drive, High Wycombe
£1,595 pcm + security deposit

Newly refurbished three bedroom family home

- Newly refurbished
- 3 double bedrooms
- 2 reception rooms
- Bathroom with bath & shower over
- Front and rear garden
- Near town and station
- Newly carpeted
- Unfurnished
- Shared driveway parking
- Gas Central Heating



**£1,595 pcm +
security deposit**

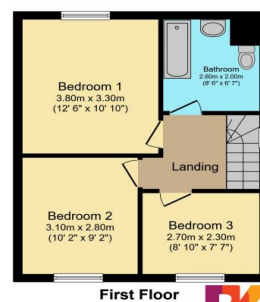
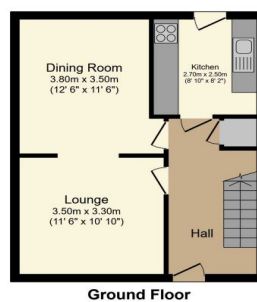
Walton Drive,
High Wycombe,
Bucks
HP13 6UA

This newly refurbished, decorated and carpeted three-bedroom semi-detached family home comes to the market on an unfurnished basis and is available immediately. Situated close to High Wycombe town centre, this excellent, flexible accommodation comprises entrance hall with wood laminate flooring and understairs storage cupboard, spacious open plan living room and dining room, newly fitted kitchen with appliances, upstairs to three double bedrooms and newly fitted bathroom with bath and shower over. Front and rear garden areas. Driveway parking shared with neighbour. Gas central heating. Double glazing. Energy efficiency rating grade E. Council tax band D. Managed by the agent, an ARLA Propertymark member, insured and bonded with full client money protection. Please note that this property does not have working fireplaces nor an alarm system. NO PETS. NON-SMOKING ACCOMMODATION. SHARED DRIVE.

>> Key Features

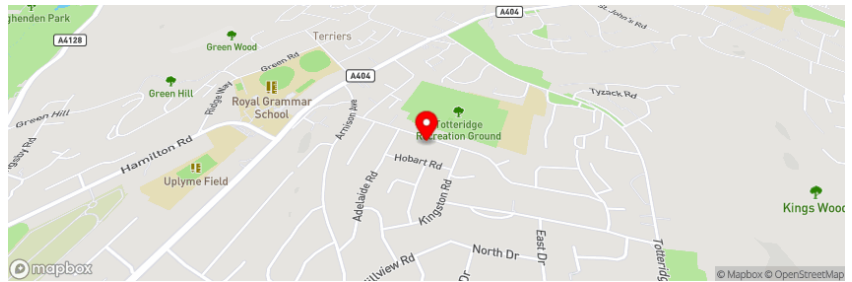
- Newly refurbished
- 3 double bedrooms
- 2 reception rooms
- Bathroom with bath & shower over
- Near town and station
- Newly carpeted
- Unfurnished
- Shared driveway parking
- Front and rear garden
- Gas Central Heating





Total floor area 82.7 sq.m. (890 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		86
69-80	C		
55-68	D		
39-54	E	53	
21-38	F		
1-20	G		

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

Our Fees

1) Lost keys and/or other security devices - Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (Inc. VAT) for the time taken replacing lost key(s) or other security device(s).

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.