



TO LET

Underwood Road, High Wycombe
£1,750 pcm + security deposit

Attractive three bedroom semi detached house a short distance to HW town centre and station

- Semi detached
- 3 double bedrooms
- 2 Receptions
- Bathroom with shower and bath
- Gas Central Heating
- Energy Rating : D
- Council Tax Band C
- Part Furnished
- Large rear garden
- Summer house



**£1,750 pcm +
security deposit**

Underwood Road,
High Wycombe,
Bucks
HP13 6YD

PART FURNISHED. UNFORTUNATELY NOT SUITABLE FOR FAMILIES. TWELVE MONTH MINIMUM TENANCY REQUIRED.

This very nicely presented three bedroom semi detached property, near to High Wycombe town centre and train station, comes to the market on a part furnished basis, available early January 2026. Accommodation comprises entrance hall, cloak room, reception room one to the front of the property and reception room two to the rear, modern fitted kitchen, upstairs to three double bedrooms and modern bathroom with bath and shower. Parking on street. Double glazing. Gas central heating. Large enclosed rear garden with raised patio. Large shed/summer house at rear of garden with power which could possibly be used a gym or office. Energy efficiency rating grade D. Council tax band C (Buckinghamshire County Council). Managed by the agent, a Propertymark member with full client money protection. Please note that the alarm at the property is not functional. SORRY NO PETS ALLOWED. Please ask about the furnishings here.

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

>> Key Features

- Semi detached
- 3 double bedrooms
- 2 Receptions
- Bathroom with shower and bath
- Energy Rating : D
- Council Tax Band C
- Part Furnished
- Large rear garden
- Gas Central Heating
- Summer house

£1,750 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.





GROUND FLOOR
APPROX. FLOOR
AREA 432 SQ.FT.
(40.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 430 SQ.FT.
(40.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 862 SQ.FT. (80.1 SQ.M.)
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with: Metropix 02021

Directions

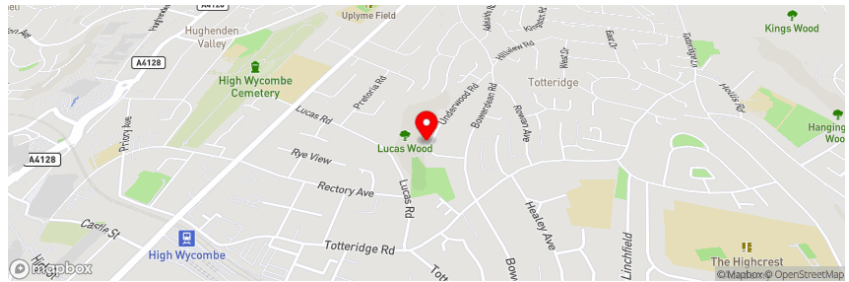


Image
Not
Available

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.