



**Lower Stanley Road, Sands,  
High Wycombe, Buckinghamshire,  
HP12 4DB**

**TO LET £1,750 pcm**

**Unfurnished**

A spacious three bedroom detached bungalow situated in quiet residential street and situated within 1.5 miles on the town centre and 2.0 miles of Junction 4 M40. UNFURNISHED. EPC rating TBC. AVAILABLE AT SHORT NOTICE. CONTACT B&B LETTINGS 01628 333800

- DETACHED
- THREE DOUBLE BEDROOMS
- 1.5 MILES FROM TOWN CENTRE
- SINGLE STOREY
- 2.0 MILES FROM JUCTION 4 M40
- GARAGE
- DRIVEWAY PARKING

**Office Numbers:**

Chilterns | 01844 354554  
Marlow | 01628 333800  
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Stokenchurch | 01494 485560  
High Wycombe | 01494 485560  
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W : [www.bb-estateagents.co.uk](http://www.bb-estateagents.co.uk)  
E : [lettings@bb-estateagents.co.uk](mailto:lettings@bb-estateagents.co.uk)

**Head Office Address**

Chilterns Office  
Robert House | 19 Station Road  
Chinnor | Oxfordshire | OX39 4PU

## Description

A spacious three bedroom detached bungalow situated in quiet residential street and situated within 1.5 miles on the town centre and 2.0 miles of Junction 4 M40.

The property comprises:-

- Entrance hall
- Kitchen with appliances
- Lounge/dining room
- Main bedroom with built in wardrobe
- Two double bedrooms
- Bathroom with bath and separate shower cubicle

The property also benefits from an enclosed rear garden with patio and lawn. Garage and driveway parking.

High Wycombe town centre provides an extensive range of shopping facilities, leisure facilities and restaurants as well as a sports centre and multi-screen cinema complex. Surrounding the town is a selection of golf courses and other recreational amenities.

For the commuter there is a frequent rail service from High Wycombe to London Marylebone and the area also benefits from being close to the M40, providing links to the national motorway network including the M25 and easy access to Heathrow Airport.

## Outgoings:

Utility accounts, including council tax and telephone, are the responsibility of the tenants, who must provide their own contents insurance.

## Council Tax:

Band E

## Terms

- 12-month tenancy agreement
- Unfurnished
- No smokers please
- White goods included

## Holding Deposit:

Equivalent to one weeks rent.

## Security Deposit required:

5 weeks rent payable before moving in.

## Directions

Viewings strictly via the agents:  
Bonners and Babingtons Marlow  
**01628 333800**

