



£3,750 PCM *Unfurnished*

**** AVAILABLE EARLY MAY / UN-FURNISHED ****

A double fronted, 1930's five/six bedroom detached house, on a plot of just over 0.6 of an acre that is available early May. The property is within a two minute walk of the Royal Grammar School and a five minute walk of High Wycombe town centre and Railway Station that offers a direct line service into London Marylebone, making it an ideal home for those looking to commute. The accommodation includes; reception hall, guest cloakroom, large double aspect sitting room with feature working open fireplace, spacious dining room, recently replaced and modern fitted kitchen/breakfast/ family room, large outhouse/side storage room. The first floor offers a spacious, light landing with access to four double bedrooms, a spacious bathroom and modern shower room. The attic has been converted and now provides two useable bedrooms or study room along with another bathroom, this area would be perfect for a teenage child or even a pair. gardens to front, rear and side.

HOLDING FEE: £923.07

- OVER 0.6 ACRES
- DETACHED HOME
- IDEAL FAMILY HOME
- MODERN KITCHEN
- AVAILABLE EARLY MAY
- SUPERB LOCATION
- CLOSE TO RGS
- DOUBLE GARAGE



34 Amersham Road, High Wycombe, Buckinghamshire, HP13 6QU

Estate Agents ~ Lettings Agents ~ Valuers ~ Independent Mortgage Advisors

Approximate Gross Internal Area
 Ground Floor = 105.6 sq m / 1,137 sq ft
 First Floor = 87.8 sq m / 945 sq ft
 Second Floor = 48.2 sq m / 519 sq ft
 Garage = 25.4 sq m / 273 sq ft
 Total = 267.0 sq m / 2,874 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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