



Estate Agents
Hurst

61 Hamilton Road, High Wycombe, Bucks, HP13 5BH
£2,495 PCM

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****AVAILABLE EARLY JULY****

An extended, four bedroom detached house that has been well maintained and is in good condition throughout. The property is located in one of the most desirable residential addresses on the favoured north side of the town just a short two minute walk of the Royal Grammar School. The accommodation includes; Enclosed porch, large entrance hall, modern guest cloakroom, through lounge/diner, garden/summer room, modern kitchen/breakfast room, large master bedroom with modern en-suite shower room, three further double bedrooms, modern family bathroom. The property also benefits from; Gas central heating, double glazing, driveway parking for three vehicles with gated access, front and rear gardens.

HOLDING FEE: £507.69

DEPOSIT REQUIRED: £ 2538.46

LENGTH OF TENANCY: 12 MONTHS

COUNCIL TAX BAND: F

Before contacting us to enquire, please make sure you have the following information available:

Who will be living at the property?

What is your occupation and annual income?

Are you employed or self-employed?

Do you have a Right to Rent share code (if applicable)?



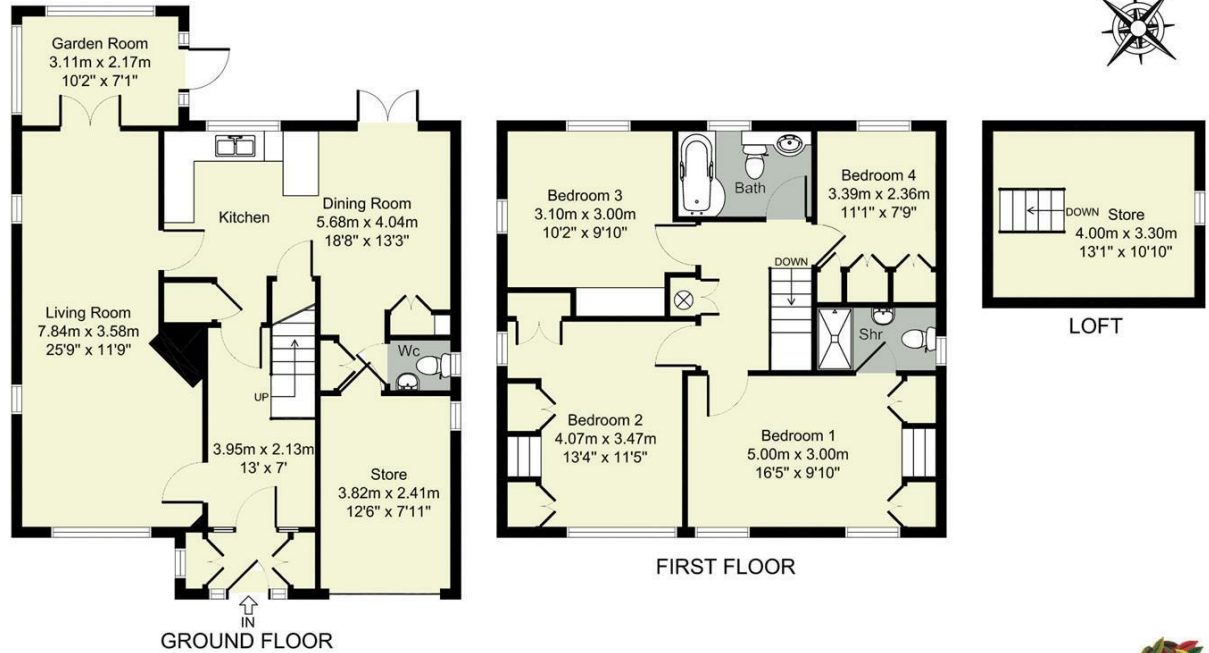
**GUEST CLOAKROOM
THROUGH LOUNGE/DINER
GARDEN/SUMMER ROOM
KITCHEN/BREAKFAST
MASTER WITH EN-SUITE
GAS CENTRAL HEATING
DOUBLE GLAZING
DESIRABLE LOCATION
WALK OF RGS
LARGE BEDROOMS**







Total Approx. Floor Area 1722 Sq.ft / 160 sq.m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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