



21 Pheasant Drive, High Wycombe, HP13 5JH

****AVAILABLE NOW****

This four bedroom, family home which has been well cared for, is located to the West side of High Wycombe, in the sought after Downley area. The property is situated within close proximity to local schools, amenities and great walks. The accommodation comprises; entrance hall, modern fitted kitchen, open plan living/dining room with doors leading to an enclosed rear garden and access to communal gardens and tennis courts, study, bedroom/play room and shower room, master bedroom with fitted wardrobes and balcony, two further bedrooms and family bathroom. The property also benefits from; UPVC double glazing, gas central heating, garage and driveway parking.

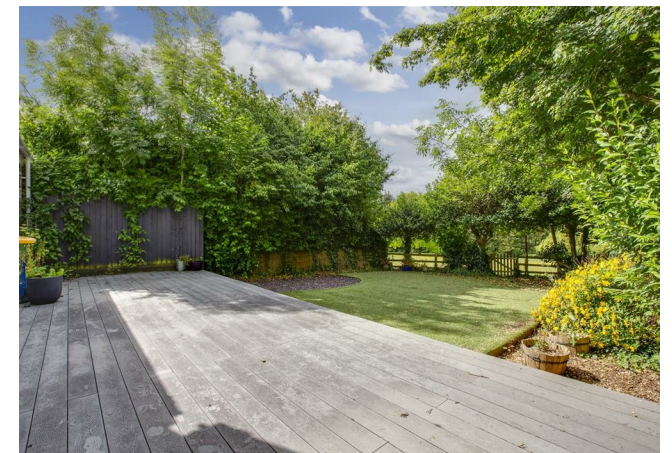
HOLDING FEE: £461.54

DEPOSIT REQUIRED: £2,307.69

LENGTH OF TENANCY: 12 MONTHS



**AVAILABLE NOW
FOUR BEDROOMS
ENCLOSED REAR GARDEN
MODERN KITCHEN
FAMILY BATHROOM
DRIVEWAY PARKING
GARAGE
UNFURNISHED
GAS CENTRAL HEATING
UPVC DOUBLE GLAZING**



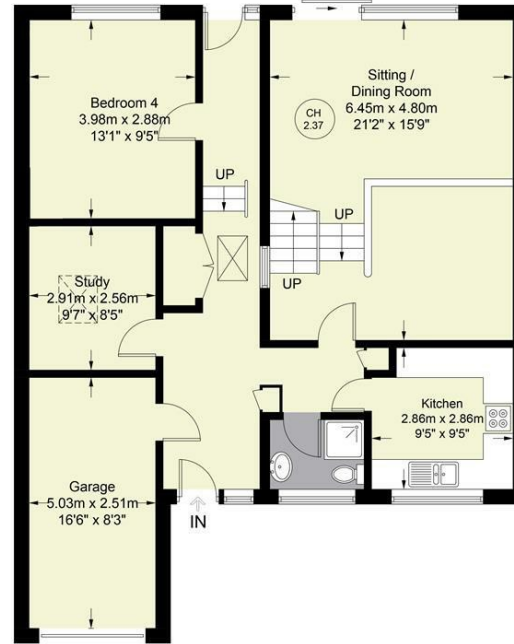




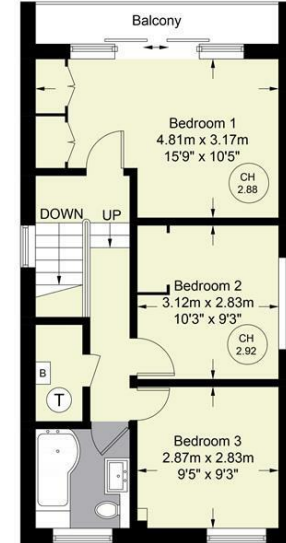
Pheasant Drive
 Approximate Gross Internal Area
 Ground Floor = 1052 sq ft / 97.7 sq m (Including Garage)
 First Floor = 502 sq ft / 46.6 sq m
 Total = 1554 sq ft / 144.3 sq m



CH 2.37 = Ceiling Height



GROUND FLOOR



FIRST FLOOR

Floor Plan produced for Hursts by Media Arcade ©.
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk