







## £1,300 PCM Unfurnished



## \*\*AVAILABLE NOW\*\*

A well presented, one bedroom house with enclosed private rear garden. The accommodation comprises; entrance porch, lounge/diner, modern fitted kitchen, landing, large double bedroom and modern bathroom. The property further benefits; well-maintained private garden, allocated parking bay (plus ample shared visitor bays), UPVC double glazing, electric heating. The property is located in a quiet, tucked away cul-de-sac on the Beaconsfield side of High Wycombe, close to Junction 3 of the M40 and Wycombe Retail Park, making it ideal for those commuting.

- AVAILABLE NOW
- ENCLOSED REAR GARDEN
- ALLOCATED PARKING
- BUILT IN CUPBOARDS
- QUIET CUL-DE-SAC

- UNFURNISHED
- MODERN KITCHEN
- DOUBLE BEDROOM
- UPVC DOUBLE GLAZING
- ACCESS TO M40





12 Old Coach Drive, High Wycombe, Bucks, HP11 1AS

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## Old Coach Drive Approximate Gross Internal Area Ground Floor = 229 sq ft / 12.1 3 sq m First Floor = 212 sq ft / 19.7 sq m Total = 441 sq ft / 41 sq m Reduce head height below 1.5m CH 2.38 Bedroom 3.21m x 1.72m 10'6" x 5'8" CH 2.38 Bedroom 3.21m x 3.13m 10'6" x 10'3" CH 2.38 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.











