



**£2,000 PCM**     *Unfurnished*



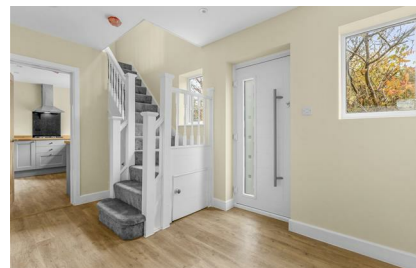
AVAILABLE NOW on an UN-FURNISHED basis is this FULLY REFURBISHED three-bedroom detached family home presented in immaculate condition throughout. Ideally positioned on the highly sought-after Hampden Road, the property is just a short walk from High Wycombe town centre, Hughenden Park, the mainline train station (with direct links to London Marylebone), and highly regarded primary and secondary schools, including the Royal Grammar School. The accommodation comprises: spacious entrance hall, generous living room with doors opening onto the rear garden, separate dining room, newly-fitted kitchen with appliances, three well-proportioned bedrooms and a brand new family bathroom. The property further benefits: large and secluded rear garden, garage, driveway parking, UPVC double glazing and gas central heating.

DEPOSIT: £2,307.70

HOLDING FEE: £461.54

MINIMUM TENANCY LENGTH: 12 MONTHS

- AVAILABLE NOW
- IMMACULATE CONDITION
- LARGE SECLUDED REAR GARDEN
- CLOSE TO HUGHENDEN PARK
- UN-FURNISHED
- FULL REFURBISHED
- GARAGE & DRIVEWAY
- SHORT WALK TO TRAIN STATION
- CLOSE TO EXCELLENT SCHOOLS
- GAS CENTRAL HEATING



**(TO LET), 27 Hampden Road, High Wycombe, Buckinghamshire, HP13**

Estate Agents ~ Lettings Agents ~ Valuers ~ Independent Mortgage Advisors

Hurst Estate Agents, 1 Crendon Street, High Wycombe, Bucks, HP13 6LE Tel: 01494 521234 Fax: 01494 523392 Email: [wyc@hursts.co.uk](mailto:wyc@hursts.co.uk) Web: [www.hursts.co.uk](http://www.hursts.co.uk)

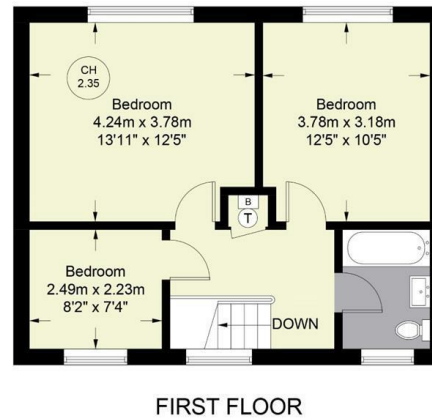
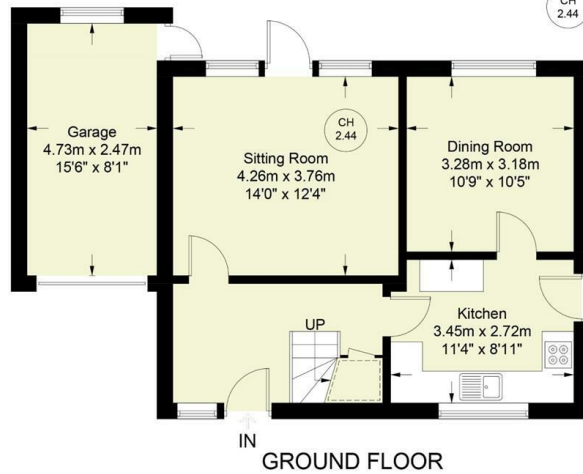


## Hampden Road

Approximate Gross Internal Area  
 Ground Floor = 504 sq ft / 46.8 sq m  
 First Floor = 499 sq ft / 46.4 sq m  
 Garage = 126 sq ft / 11.7 sq m  
 Total = 1129 sq ft / 104.9 sq m



CH 2.44 = Ceiling Height  = Reduced headroom below 1.5m / 5'0"



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.

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