







PCM

£1,800



AVAILABLE NOW - FULLY FURNISHED

A beautifully presented, 3 bedroom house with garage and garden. Situated at the end of a cul-de-sac in the popular Lansdowne development in Cressex, offering easy access to Junc 4 M40, catchment for the popular Chepping View Primary school and walking distance of the grammar schools and many other amenities including the Sports and Leisure centre. The accommodation comprises, entrance hall, guest cloakroom, lounge, kitchen/diner, three bedrooms, family bathroom, garden, single garage, parking for 2 cars to rear, GCH to radiators. Council Tax band C.

HOLDING FEE: £438.46
DEPOSIT REQUIRED: £2,192.31
TENANCY LENGTH:12 MONTHS

- AVAILABLE NOW
- BEAUTIFULLY PRESENTED
- OUIET CUL-DE-SAC
- GARAGE AND PARKING FOR 2 X CARS
- CLOSE TO LOCAL AMENITIES

- FULLY FURNISHED
- 3 BEDROOM HOUSE
- WALK OF GRAMMAR SCHOOLS
- CLOSE TO JUNC 4 M40
- CATCHMENT CHEPPING VIEW





## 11 Pinels Way, High Wycombe, HP11 1TU

Estate Agents ~ Lettings Agents ~ Valuers ~ Independent Mortgage Advisors

## First Floor = 360 sq ft / 33.5 sq m Garage = 141 sq ft / 13.1 sq m Total = 905 sq ft / 84.1 sq m CH 2.36 = Ceiling Height = Reduced head height below 1.5m Kitchen / Dining Room 14'8" x 8'1" Bedroom 1 4.27m x 2.50m 14'0" x 8'2" Sitting Room 4.87m x 3.42m 16'0" x 11'3" Bedroom 2 3.08m x 2.48m Garage 5.23m x 2.51m 10'1" x 8'2" 17'2" x 8'3" (Not Shown In Actual Location / Orientation) **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.

Pinels Way
Approximate Gross Internal Area
Ground Floor = 404 sq ft / 37.5 sq m





