



Keegan White



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ESTATE AGENTS

Clarendon Road | Monthly Rental Of £1,000

Clarendon Road | High Wycombe | HP13 7AW

- One Bedroom + Walk-in-Wardrobe
- South Facing Living Room
- Modern Bathroom Suite
- Garden
- Private Parking
- Gas Central Heating

The private front door opens into an entrance lobby with window to side aspect and sufficient space to store your coats and boots. Stairs rise to the first floor corridor that gives access to all rooms. To the front is a bright living room which has a box bay window to southern aspect. The bedroom is well proportioned with window to side aspect, and has a 6ft x 4ft walk in wardrobe! The kitchen has window to side aspect and has plenty of storage units above and below the worktops, sink and drainer with dual mixer taps, a cupboard that houses the boiler, washing machine and free-standing oven. To the rear is the bathroom suite that comprises of a panel bath with overhead shower and shower screen, WC, handbasin, and a window to rear aspect. Externally, there is a driveway that has an archway that leads to the rear, where there is allocated parking for one car and a section of garden for private use which is laid to lawn.

Clarendon Road is situated in the 'Pinions' area of High Wycombe which lies just to the East of the town centre and is within walking distance of the railway station. In closer proximity is the superb Rye Park that has a wide expanse of parkland beside the river Wye and has an abundance of facilities such as the Lido, cricket club, tennis & bowls clubs, and more. The town centre itself offers a wide range of facilities numbering among them the Eden Shopping Centre, Swan Theatre. High Wycombe is renowned for excellent schooling with its Grammar School. Junctions 3 and 4 of the M40 motorway are also close by, providing good access to the M25 and London Heathrow Airport.

EPC Rating: 70(C) Council Tax Band: B

No tenant fees

Holding monies at 1 week's rent - £230

Security deposit at 5 week's rent - £1154

Full Referencing Required

Sorry No pets



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