



Keegan White
ESTATE AGENTS

32 Saffron Road | Monthly Rental Of £2,000



Features

- Close to Station
- Sliding Sash Windows
- Well Presented
- Two Reception Rooms
- Basement
- Modern Bathroom

The front door opens into an entrance lobby with stairs rising to the first floor. To the right is the sitting room, with windows to side and front aspect, and a feature fireplace. The dining room is of a good size and has a door to the rear that leads down to a cellar that could be a great cinema room, or home office, for example. The kitchen is well fitted with plenty of storage and has the oven, hob, extractor fan and dishwasher. There are two other doors, one opening to a utility closet that also houses the boiler, and

the other into a bright conservatory that gives access to the courtyard garden. To the first floor, there are two double bedrooms a small third bedroom, and the bathroom that has a panel bath with overhead shower, WC, handbasin, and extractor fan.

Parking is on street with residential and visitor parking permits available from the Council.



Saffron Road is located within a short, level walk of the east side of High Wycombe's town centre and the Chiltern Line railway station. The Rye Park is also within a short walk and offers a host of leisure and sporting clubs, including cricket, tennis, swimming, and bowls clubs to name a few. Ideally positioned for both rail and road commuters as the town is serviced by both Junctions 3 & 4 of the M40. High Wycombe has an extensive range of schools, including three Grammar Schools, and a number of well regarded primary and secondary schools. High Wycombe is a busy market town which has benefited from significant and ongoing redevelopment from both public and private sector investment in recent years. The Eden Centre is at

the heart of the town centre and now provides a wide range of retail, hospitality and leisure facilities, and the Swan Theatre remains ever popular with West End touring companies providing performances throughout the year.

Additional Information

Council tax band: D.

Energy Performance Rating: E(51)

Holding Monies (contributes to 1st month's rent): £461

Security Deposit: 5 week's rent £2,305

No Tenancy Fees





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