



Keegan White
ESTATE AGENTS

40a Walton Drive | Monthly Rental Of £1,600

40a Walton Drive | High Wycombe | HP13 6TT

- 3 Bedroom Semi-Detached
- Well Presented Throughout
- Modern Bathroom & Kitchen
- Guest Cloakroom
- Off Street Parking To Rear
- Sorry, No Pets

The front door leads into an entrance hallway with ground floor WC and cupboard with utilities. The refitted kitchen is to the front of the house and has a breakfast bar. The lounge is large enough for a dining table to the side and has stairs rising to the first floor and a door providing access to the rear garden. To the first floor the three bedrooms are serviced by a modern bathroom suite. Outside to the front of the house is a small garden. To the rear is an enclosed garden laid predominantly to lawn and there is tandem parking for 2 cars behind the rear boundary.

Located to the north of High Wycombe's town centre, the house is conveniently located for the Royal Grammar School and has an array of local shopping stores in close proximity. For outdoor enthusiasts, there is open countryside within a few minutes walk. High Wycombe has a wide range of retail shopping, leisure and hospitality outlets to suit everyone's needs, with the excellent Swan Theatre and the new sports centre at Handy Cross drawing people from far and wide. In this regard, the town has always been in high demand from people relocating here to take advantage of its excellent commuting opportunities with the Chiltern Railway service to London Marylebone, as well as having Junctions 3 & 4 of the M40 on its doorstep. Schooling is another major factor with some outstanding primary schools and the highly regarded Wycombe High School for girls, the RGS and John Hampden Grammar School for boys.

Additional Information:

Council Tax: Band C

Energy Performance Rating: EPC C (80)

Holding Monies: £369

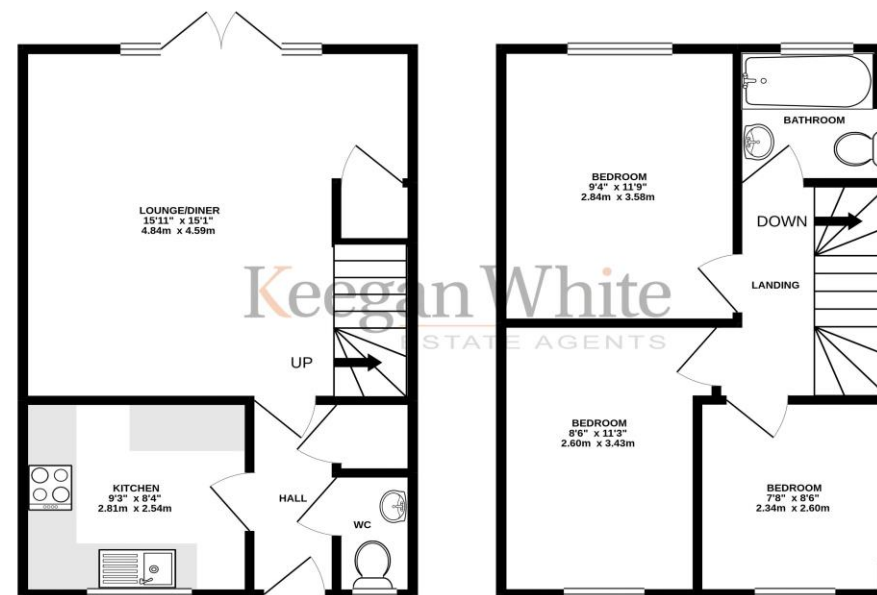
Security Deposit: £1846

Full Referencing Required



GROUND FLOOR
371 sq.ft. (34.5 sq.m.) approx.

1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 741 sq.ft. (68.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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33-35 Crendon Street, High Wycombe, Buckinghamshire HP13 6LJ

Tel: 01494 417007

Email: wyc@keeganwhite.co.uk

keeganwhite.co.uk

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