



Keegan White
ESTATE AGENTS

35 Cock Lane | Monthly Rental Of £2,400



Features

- Detached Chalet
- Four/Five Bedrooms
- Three Shower Rooms
- Two Reception Rooms
- Large Garden
- Gas Central Heating

The front door opens into an entrance lobby that provides access to the ground floor accommodation, with a cloaks cupboard for storage. To the front are three double bedrooms, two of which share a compact 'Jack and Gill' shower room, with an additional modern family shower room. To the rear is the large dining room, living room with patio doors to the garden, and the kitchen. The kitchen is well fitted including washing machine, fridge freezer, a large oven with 8 ring gas hobs and extractor fan, sink & drainer,

along with plenty of storage units above and below the worktop. To the first floor is a guest bedroom with ensuite, and a 5th bedroom/study; there is also eaves storage off the first floor landing.

Externally, there is driveway parking to the front, with side access leading to the back garden that has a decking area immediately to the rear of the house, with steps down to the secluded lawned garden that has storage below the decking.



Cock Lane is a well-regarded area to the north east of High Wycombe linking to the villages of Penn and Tylers Green. The area is ideal for people wanting to take advantage of the local Grammar Schools, with bus links to Wycombe High School for Girls, John Hampden School and The Royal Grammar School for Boys. Cock Lane is ideal for commuters with easy access to Junction 3 of the M40, with the M25 and Heathrow Airport just beyond. High Wycombe Station is a short drive away providing fast trains into Marylebone in under half an hour. High Wycombe Town Centre is just over two miles away and offers an ever expanding range of amenities, including: The Eden Shopping Centre with a host of eateries, entertainment and retail venues, the Wycombe

Swan Theatre. and a wide array of leisure & sporting facilities on the Rye and Kingsmead Parks.

Lettings Information:

Energy Performance Rating: D(58)

Council Tax band E.

No Tenant Fees.

Holding deposit £553.

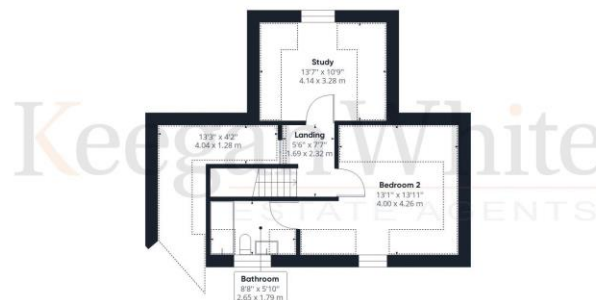
Security deposit £2,769.

No smoking, no pets, with full referencing required.





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1716.74 ft²
159.49 m²

Reduced headroom

204.89 ft²
19.03 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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