



Nicholas Gardens

High Wycombe

HP13 6JG

Monthly Rental Of £1,625

- Two bed semi detached house
- Garage and driveway parking
- Rear garden with decked patio
- Modern eat in kitchen
- Two double bedrooms
- EPC Rating: D, Council Tax Band: C



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PROPERTY FACTS

Located in a popular development to the North East of High Wycombe and tucked away in a quiet cul-de-sac, is this well presented two bedroom semi-detached home. The property offers spacious accommodation throughout including a light filled lounge and a spacious kitchen diner, perfect for modern living. Two good size double bedrooms are serviced by a bathroom with a white suite. The house has the added benefit of a garage with driveway and an enclosed rear garden with patio, lawn and sun-deck, perfect for entertaining. Available early June on an unfurnished basis.

LOCATION FACTS

Situated approximately one mile North of High Wycombe centre with local shops within a 5-10 minute walk. Regular buses are close by running regularly to the town centre and station. With 25 minute trains to London Marylebone and direct services to Birmingham and Oxford; The town offers comprehensive shopping facilities with a library, theatre and cinema/bowling complex amongst it's many amenities. M40 accesses to junctions 3 and 4 are within a 10 minute drive.

DIRECTIONS

From our office in Crendon Street ascend the hill passing over the railway bridge and taking the first turning right into Totteridge Road. Proceed along Totteridge Road passing through the traffic lights at the crossroads with Bowerdean Road. Ascend the hill and take the second turning left into Rowan Avenue. Once in Rowan Avenue take the first right into Nicholas Gardens and continue to the top left turning where the property can be found towards the end on the right hand side.

