



Nicholas Gardens

High Wycombe

HP13 6JG

Monthly Rental Of £1,695

- Freshly decorated with new carpets
- Available now, unfurnished
- Three bedrooms, cul de sac location
- Attached garage and driveway parking
- Front and rear gardens
- EPC Rating: D Council Tax Band: C



T: 01494 358358

E: lettings@wyeres.co.uk

W: www.wyeres.co.uk

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PROPERTY FACTS

A well presented semi detached house available now unfurnished....Gas radiator heating and sealed unit double glazing....Entrance vestibule....Lounge 15' x 14' overall with door to....Modern fitted kitchen/diner 15' x 9'5 with patio doors to the rear garden....First floor landing....Bedroom one 11'9 x 8'2 minimum....Bedroom two 11'9 x 8'2 overall....Bedroom three 8'10 x 6'6 overall....Bathroom with a white suite....Attached garage....Driveway parking....Gardens....Council tax band C.

Approximately one mile from the town centre, a well presented semi detached house available now on an unfurnished basis; a cul-de-sac location about 15 minutes walk from 25 minute London trains. Gas radiators, double glazing and widespread views - kitchen/diner, three bedrooms, white bathroom. Attached garage, driveway parking and gardens. Freshly decorated with new carpets.

LOCATION FACTS

A pleasant cul-de-sac approximately one mile North East of High Wycombe centre....Local amenities, including buses, are within walking distance....The station, with 25 minute London Marylebone trains, is about 15 minutes walk....Quick access to the A40, along which operate frequent Heathrow buses, and the A404, while two M40 junctions are 5/10 minutes drive.

DIRECTIONS

In an approach from High Wycombe centre, leave via Crendon Street towards Amersham and directly above the station turn right in to Totteridge Road. Pass through the traffic lights and turn second left in to Rowan Avenue and first right in to Nicholas Gardens. Turn second left and the property can be found on the right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

