



The Larches

High Wycombe

HP15 6TG

Monthly Rental Of £1,725

- A Semi Detached House Available Now, Unfurnished
- Brand New Kitchen, Bathroom, Cloakroom and Fully Re-decorated
- Good Access to High Wycombe, Amersham, Beaconsfield.
- 23'6 Sitting-Dining Room, Kitchen, Cloakroom, 3 Bedrooms
- Garage and Driveway Parking to the Rear. Level Gardens
- EPC Rating: D Council Tax Band: D



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PROPERTY FACTS

A refurbished semi detached house available immediately unfurnished...Gas radiator central heating, double glazingEntrance hall off which is the cloakroom....Double aspect sitting-dining room 23'6 x 11'3 narrowing to 8'3 in the dining area....Brand New Kitchen 9'5 x 9' with a door to the rear garden....First floor landing....Bedroom one 13'9 x 11'7 overall with fitted wardrobes....Bedroom two 10'4 x 9'6....Bedroom three 8'3 x 6'10....Brand new bathroom....To the rear of the house is a brick garage and driveway parking....Level gardens to the front and rear....Council tax band D.

Fully refurbished and available immediately on an unfurnished basis - a semi detached house in a peaceful village location, overlooking a green to the front; shops, school etc all just a few minutes walk away. The house has been fully re-decorated with a new kitchen, bathroom and cloakroom fitted. Garage and driveway parking with level gardens mainly laid to patio.

LOCATION FACTS

Delightfully positioned looking over a green to the front....The village pond and classic village green are just three minutes walk and local amenities, including shops and school, are a similar distance....Buses pass nearby serving High Wycombe, 3.5 miles, and Amersham 4.5 miles - both provide fast London trains and there is a 25 minute Marylebone service from High Wycombe....Beaconsfield is also easily reached and three M40 junctions are within fifteen minutes drive.

DIRECTIONS

In an approach from High Wycombe leave on the A404 towards Amersham and proceed to Hazlemere Crossroads. Turn left in to Holmer Green Road. Go over the mini roundabout in to Sawpit Hill and turn second right in to Wycombe Road. Proceed through the village centre, passed the pond and turn right in to Clementi Avenue. Turn first right in to The Larches and the rear of number 3 will be seen very shortly on the left.

