



TO LET

Woodview Close, High Wycombe
£2,150 pcm + security deposit

Very attractive three bedroom detached family home in private road - 2 bathrooms

- Modern detached house
- 3 Double Bedrooms
- 2 Reception rooms
- 2 Bathrooms
- Garage
- Council Tax Band D
- Part furnished
- Shower
- Sep WC
- Parking



**£2,150 pcm +
security deposit**

**Woodview Close,
High Wycombe,
Bucks
HP12 4YH**

An executive three-bedroom detached family home offering versatile living space, situated in an exclusive and private no-through road in High Wycombe.

Perfectly positioned for commuters and families, this well-presented home is just minutes from M40 Junction 4, High Wycombe town centre, and Princes Risborough.

Excellent transport links are on your doorstep, with nearby bus routes providing direct access to the area's highly regarded local grammar schools.

The ground floor includes a welcoming entrance hall with a modern cloakroom, a spacious and light-filled living room featuring patio doors to the garden, a separate formal dining room, and a generous kitchen/breakfast room with ample space for family dining.

Upstairs, the property features a principal bedroom complete with an en-suite shower room, a second double bedroom with built-in wardrobes, and a versatile, large single third bedroom. A well-appointed family bathroom with both a bath and shower completes the first floor.

>> Key Features

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Externally, the property enjoys a pleasant fully enclosed rear garden featuring a patio area and a brick-built BBQ—ideal for outdoor entertaining.

Additional benefits include double glazing, gas central heating, a single garage, and driveway parking for two vehicles.

Key Features

Private no-through road close to M40 (J4), town centre, and Princes Risborough.

Walking distance to bus links serving prestigious local grammar schools.

Good-sized rear garden with a patio and built-in brick BBQ.

Single garage plus off-street parking for two cars.

Double glazing and gas central heating throughout.

Immediately available until September 2027. Furnishings: Part-furnished / flexible options available.

EPC Grade D. Council Tax Band F (Buckinghamshire Council).

Professionally managed by an elite Propertymark member agent with full Client Money Protection (CMP).

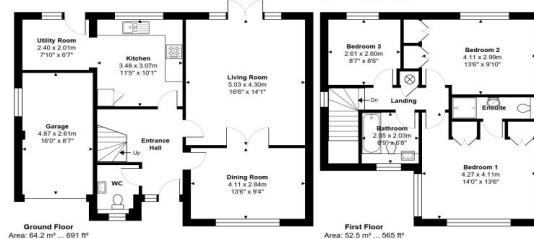
IMPORTANT - The holding deposit is equivalent to one week of the final agreed rent. The security deposit is equivalent to five weeks of the final agreed rent. Tenants pay all utility bills and council tax. Tenants arrange their own broadband and must make the necessary enquiries as to the speed and quality of broadband and the strength of the mobile phone signal where this property is situated. A broadband and mobile signal coverage checker can be found on the website of Ofcom.

Our client money protection insurance is provided by Propertymark. We are members of the Property Redress Scheme.





2 Woodview Close, High Wycombe, HP12 4YH
Total Area: 116.7 m² ... 1256 ft² (excluding garage)



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.

Directions



Image
Not
Available

Our Fees

Holding Deposit (per tenancy)

One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Paul Kingham Lettings cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.