



## Queens Road, High Wycombe, Buckinghamshire

**TO LET £1,600 PCM**

A two/three bedroom Character Cottage situated within short distance of the town centre and amenities. UNFURNISHED. CONTACT BB LETTINGS MARLOW.

- CHARACTER TWO-BEDROOM COTTAGE
- COURTYARD GARDEN
- RESIDENT ON-STREET PARKING
- CONVENIENT LOCATION WITHIN A SHORT DISTANCE OF THE TOWN
- TWO/THREE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- BATHROOM WITH BATH AND SHOWER CUBICLE

### Office Numbers:

Chilterns | 01844 354554  
Marlow | 01628 333800  
Princes Risborough | 01844 343334  
Stokenchurch | 01494 485560  
High Wycombe | 01494 485560  
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W : [www.bb-estateagents.co.uk](http://www.bb-estateagents.co.uk)  
E : [lettings@bb-estateagents.co.uk](mailto:lettings@bb-estateagents.co.uk)

### Head Office Address

Chilterns Office  
Robert House | 19 Station Road  
Chinnor | Oxfordshire | OX39 4PU

### Description:

A two/three bedroom Character Cottage situated within short distance of the town centre and amenities. UNFURNISHED. The property comprises:

#### GROUND FLOOR

Entrance hall

Living room/Bedroom three

Reception room

Kitchen/breakfast room with French doors opening onto the courtyard garden

#### FIRST FLOOR

Landling

Main bedroom with wardrobes

Guest bedroom with wardrobes

Family bathroom with bath and separate shower cubicle

The accomodation also benefits from a private courtyard garden, gas central heating and residents permiit parking.

High Wycombe town centre provides an extensive range of shopping facilities, leisure facilities and restaurants as well as a sports centres and multi-screen cinema complexes. Surrounding the town is a selection of golf courses and other recreational amenities.

For the commuter there is a frequent rail service from High Wycombe to London Marylebone and the area also benefits from being close to the M40; providing links to the national motorway network including the M25 and easy access to Heathrow Airport.

### Outgoings:

Utility accounts, including council tax and telephone, are the responsibility of the tenants, who must provide their own contents insurance.

### Council Tax:

Band C

### Terms:

12-month tenancy agreement

No smokers please

White goods included

### Holding Deposit:

Equivalent to one weeks rent.

### Security Deposit required:

5 weeks rent payable before moving in.

### Directions

Viewings strictly via the agents:

Bonnors and Babingtons

**01628 333800**

