



TO LET

London Road, Loudwater
£1,850 pcm + security deposit

Excellent three bedroom semi detached house close to junction 3 of the M40.

- Pleasant semi detached house
- 3 bedrooms
- 1 Reception
- 2 Bathrooms
- Parking for two cars
- Main bus route to HW town centre
- Unfurnished
- Shower
- Separate WC
- Rear garden



**£1,850 pcm +
security deposit**

**London Road,
Loudwater,
High Wycombe
HP10 9TH**

>> Key Features

- Pleasant semi detached house
- 3 bedrooms
- 1 Reception
- 2 Bathrooms
- Main bus route to HW town centre
- Unfurnished
- Shower
- Separate WC
- Parking for two cars
- Rear garden

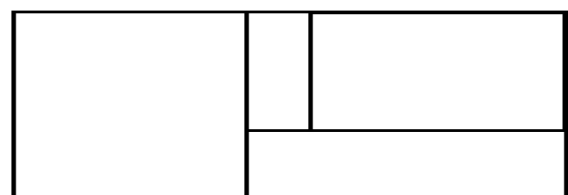
This very nicely presented three bedroom semi detached house is ideally situated just a short distance from junction 3 of the M40 and ideal for commuters who wish to use either Beaconsfield or High Wycombe main line train stations. Being in the catchment area for most of the area's sought after schools, accommodation comprises entrance hall, WC, modern fitted kitchen, attractive living room with doors to small and enclosed, easily managed rear garden with patio, first floor to two double bedrooms (one with built in wardrobes) and family bathroom with bath and power shower, second floor superb loft conversion complete with Juliet balcony and very modern en suite bathroom including a shower and jacuzzi bath. Gas central heating, double glazing. Off street parking for 2 cars. Available early mid November 2026 on an unfurnished basis. Energy efficiency grade D and council tax band D (Buckinghamshire County Council). Advertised by an Elite propertymark member agent with full client money protection.

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.

**£1,850 pcm +
security deposit**

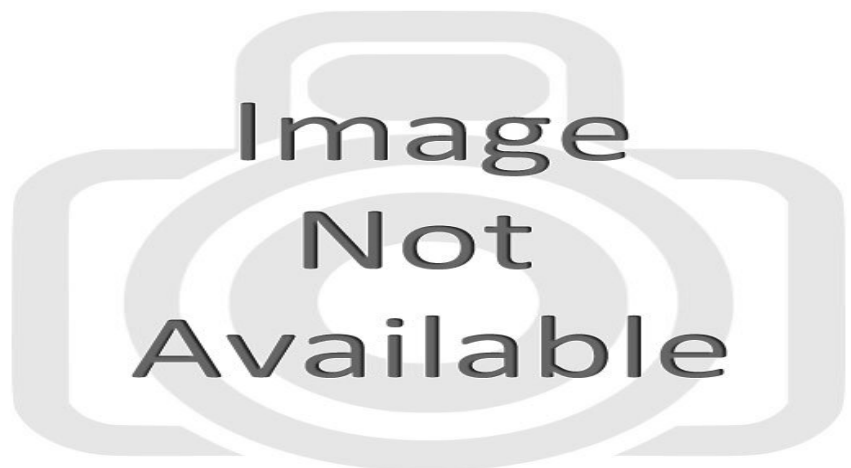
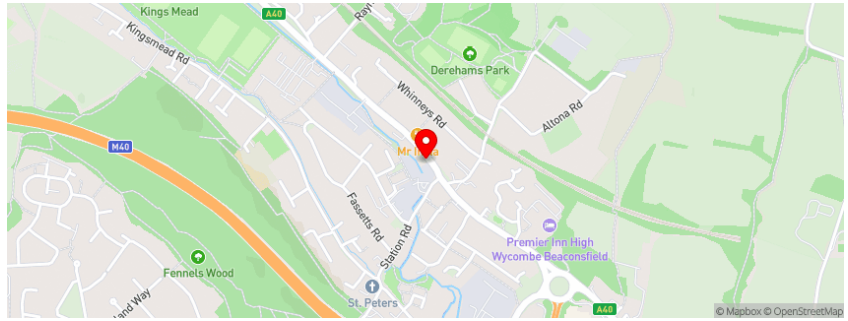
Our client money protection insurance is provided by Propertymark. We are members of the Property Redress Scheme.





**Waiting for
Floorplan**

Directions



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.