



**Keegan White**  
ESTATE AGENTS

16 School Close | Monthly Rental Of £3,250



## Features

- Detached House
- Four Reception Rooms
- Four Bedrooms
- South Facing Gardens
- Furnished
- Exclusive Location

A well presented detached family home located on an exclusive private road within walking distance of Wycombe High School and John Hampden Grammar School. The property is furnished and available for immediate occupancy. Approached down a tree lined private road and with a carriage driveway, the house has a spacious entrance lobby, a modern fitted kitchen with separate utility room, guest cloakroom, formal dining room, family room, lounge and a sun room with doors leading out to the large and

south facing rear garden. To the first floor, are four double bedrooms, one with an ensuite, the family bathroom, and a study area.

Externally, there is driveway parking for numerous vehicles, with side access to the rear of the house. The back garden is divided into two sections, with an extensive patio for dining and entertaining, along with a large lawned area to the rear, with a summerhouse and garden shed.



Situated within a highly regarded residential area to the south side of High Wycombe, School Close is a no through road and is located for Junction 4 access to the M40. Local amenities are close by at Handy Cross, including the start-of-art sports centre and Waitrose supermarket. Within walking distance are some excellent schools including St Michaels Catholic School, The John Hampden Grammar School for boys and Wycombe High School for girls. The town centre to the north has further facilities including The Eden Shopping Centre and mainline railway station providing a link to London Marylebone in under 25 minutes.

Additional Information:

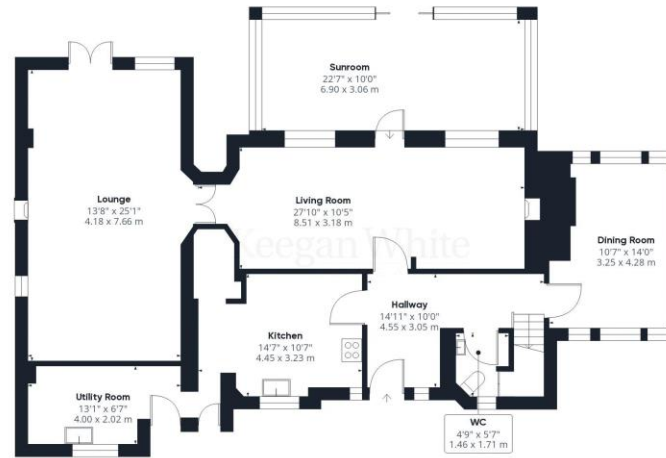
- Council Tax Band: G
- Energy Performance Rating: D(66)
- Holding monies at 1 week's rent - £750
- Security deposit at 5 week's rent - £3,750
- Full Referencing Required
- Gas Central Heating
- Parking for numerous cars



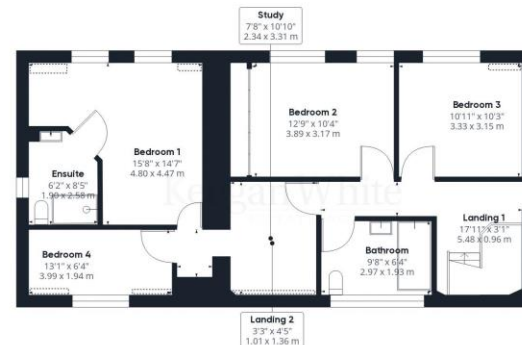


Keegan White  
ESTATE AGENTS

Keegan White  
ESTATE AGENTS



Ground Floor



Floor 1

Keegan White  
ESTATE AGENTS

Approximate total area<sup>1)</sup>

2069.91 ft<sup>2</sup>  
192.3 m<sup>2</sup>

Reduced headroom

11.83 ft<sup>2</sup>  
1.1 m<sup>2</sup>

Excluding balconies and terraces

⌌ Reduced headroom  
(below 1.5m/4.92R)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Keegan White Ltd. in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Keegan White Ltd. has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Keegan White Ltd. is a limited company registered in England & Wales with company number 9726292. Our registered office is 102-104 High Street, Great Missenden, Bucks, HP16 0BE

35 Crendon Street, High Wycombe, Buckinghamshire HP13 6LJ

Tel: 01494 417007

Email: [wyc@keeganwhite.co.uk](mailto:wyc@keeganwhite.co.uk)

[keeganwhite.co.uk](http://keeganwhite.co.uk)

Keegan White  
ESTATE AGENTS