



TO LET

Heatherdene Road, High Wycombe
£2,600 pcm + security deposit

**Recently built stylish three bedroom home -
easy access to junction 4 of the M40.
Available immediately.**

- Recently built detached house
- 3 double bedrooms with wardrobes
- Driveway parking
- Close to junction 4 of the M40
- Family bath with bath & shower over
- Gas Central Heating
- Open plan
- Home automation
- Ensuite shower room
- Sought after new development



**£2,600 pcm +
security deposit**

**Heatherdene Road,
High Wycombe,
Buckinghamshire
HP10 9FQ**

We are very pleased to offer this lovely three-bedroom energy efficient home to rent in the popular Abbey Barn Park development, close to Junction 4 of the M40. Built in 2021, this stylish property has three good-sized bedrooms, all with wardrobes, including a master bedroom with its own en-suite shower room with an oversized shower cubicle. There is also a family bathroom with bath and shower over and a handy storage cupboard on the landing. Downstairs is open plan, with a modern kitchen with integrated appliances leading into a spacious living and dining area - great for everyday living and entertaining. French doors to an enclosed rear garden with small patio. There is also a downstairs WC and large utility cupboard in the hallway. Outside, the rear garden benefits from side access to a private driveway. Please ask about the Home Automation here - remote control of heating and lighting. Council tax band E (Buckinghamshire County Council). Energy efficiency rating grade B. Managed by the agent, a Propertymark Elite member agent. NB - the garage is not included in the rental. AVAILABLE IMMEDIATELY ON A MAINLY UNFURNISHED BASIS.

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

>> Key Features

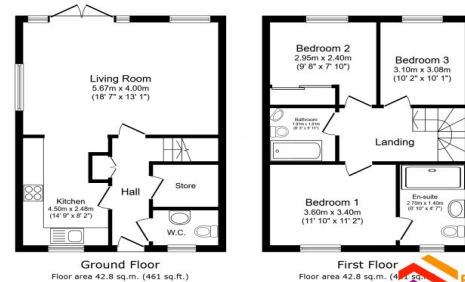
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arrange their own broadband and must make the necessary enquiries as to the speed and quality of broadband and the strength of the mobile phone signal where this property is situated. A broadband and mobile signal coverage checker can be found on the website of Ofcom.

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





Total floor area: 85.6 sq.m. (922 sq.ft.)

This floor plan is for illustration purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. The actual area of the property may vary from the area shown on the plan. The floor area may vary from the area shown on the plan. The floor area may vary from the area shown on the plan. The floor area may vary from the area shown on the plan.

Directions



Certificate Number : 0739-0732-7109-0966-1202

Score	Energy rating	Current	Potential
92+	A		94
81-91	B	84	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0739-0732-7109-0966-1202>

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.