



TO LET

Chapel Lane, High Wycombe
£1,095 pcm + security deposit

Very attractive two-bedroom first floor
maisonette close to Junction 4 of the M40
and bus routes.

- 2 bedroom maisonette
- Newly painted
- Good size reception
- Bathroom with bath & shower over
- Parking for 2 cars
- Energy Rating : D
- Council Tax Band B
- Unfurnished
- Close to J 4 of M40
- Some outside space



**£1,095 pcm +
security deposit**

Chapel Lane,
Sands,
High Wycombe
HP12 4BS

We are very pleased to bring to the rental market this well presented two-bedroom first floor maisonette, newly painted February 2026. Close to Junction four of the M40, High Wycombe town centre and with easy access to Princes Risborough, accommodation comprises own front door to internal stairwell, good size living room with storage cupboard, two double bedrooms, well equipped fitted kitchen, recently fitted bathroom with shower and bath. Double glazed. Gas central heating. Two private parking spaces. Use of a small rear garden. Available immediately on an unfurnished basis. Energy efficiency rating grade D Council tax band B (Buckinghamshire County Council). Managed by an Elite Propertymark member agent, experienced and qualified with full client money protection. NOT SUITABLE FOR CHILDREN UNDER 7 YEARS. NB - Steep internal stairwell.

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.

>> Key Features

- 2 bedroom maisonette
- Newly painted
- Good size reception
- Bathroom with bath & shower over
- Energy Rating : D
- Council Tax Band B
- Unfurnished
- Close to J 4 of M40
- Parking for 2 cars
- Some outside space

£1,095 pcm +
security deposit

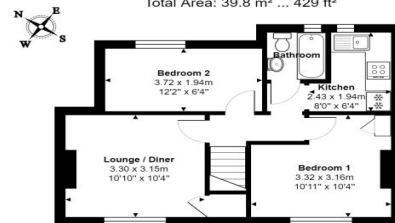
We are members of the Property Redress Scheme.





Chapel Lane, Sands, High Wycombe, HP12 4BS

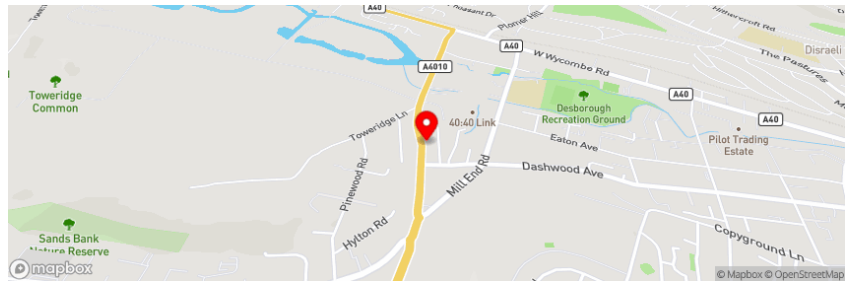
Total Area: 39.8 m² ... 429 ft²



First Floor

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



Certificate Number : 0882-3955-3200-7045-4204

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76	77
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0882-3955-3200-7045-4204>

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.