



PCM **£2,400**

*** AVAILABLE MID AUGUST ***

*** FURNISHED SUBJECT TO TENANT PREFERENCE ***

A beautifully presented four bedroom end of terrace townhouse that has been extended, and offers spacious and versatile accommodation spanning over three floors. Conveniently located for access to both High Wycombe town centre as well as Junction 4 of the M40 at Handycross and perfectly positioned close to Waitrose and the adjacent Wycombe Leisure Centre. John North Close is also within walking distance of two highly regarded local grammar schools; Wycombe High School for girls and John Hampden Grammar School for boys.

The accommodation comprises: entrance hall, fully-fitted kitchen with integrated appliances; downstairs WC; sitting/ dining

- AVAILABLE FROM AUGUST
- ALLOCATED PARKING & VISITOR BAYS
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- PRIVATE REAR GARDEN
- FURNISHED SUBJECT TO TENANT PREFERENCE
- FOUR BEDROOM TOWNHOUSE
- CLOSE TO GRAMMAR SCHOOLS & LOCAL AMENDITIES
- BEAUTIFULLY PRESENTED THROUGHOUT



64 John North Close, High Wycombe, Buckinghamshire, HP11 1FQ

Estate Agents ~ Lettings Agents ~ Valuers ~ Independent Mortgage Advisors

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	