



TO LET

The Meadows, Flackwell Heath
£2,750 pcm + security deposit

Very spacious and well presented four bedroom detached family home - walk to village centre.

- Detached house
- 4 double bedrooms
- Large driveway for several cars
- Pleasant gardens front and rear
- Bathroom with bath and shower over
- Gas Central Heating
- Double glazing
- Quiet no through road
- 3 reception rooms
- Walk to the village



**£2,750 pcm +
security deposit**

**The Meadows,
Flackwell Heath,
High Wycome, Buck
HP10 9LX**

Perfectly designed for modern family living, this beautifully presented four-bedroom detached home offers bright, spacious accommodation across two well-planned floors. The ground floor welcomes you with a large entrance hallway leading to a generous lounge and adjoining dining room—ideal for entertaining. A fully fitted kitchen with appliances, a separate study/playroom perfect for remote working, and a practical downstairs cloakroom complete this level. Upstairs features four generous bedrooms and a well-appointed family bathroom. Situated on The Meadows, a quiet no-through road, the property boasts a substantial driveway with parking for multiple vehicles. To the rear, the secure garden is mainly laid to lawn with a patio area. This property is situated in a great location for families, just moments away from top-rated local schools, excellent cafés, restaurants, and shopping facilities. Commuting is effortless with straightforward transport and motorway links to nearby towns. Energy efficiency rating grade E. Council tax band G (Buckinghamshire County Council). Advertised by an Elite Propertymark member agent with full client money protection. AVAILABLE 5TH OCTOBER ON AN 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

>> Key Features

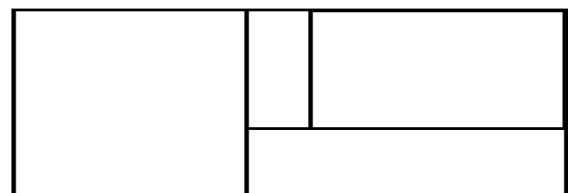
- Detached house
- 4 double bedrooms
- Large driveway for several cars
- Pleasant gardens front and rear
- Gas Central Heating
- Double glazing
- Quiet no through road
- 3 reception rooms
- Bathroom with bath and shower o
- Walk to the village

£2,750 pcm +
security deposit

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.

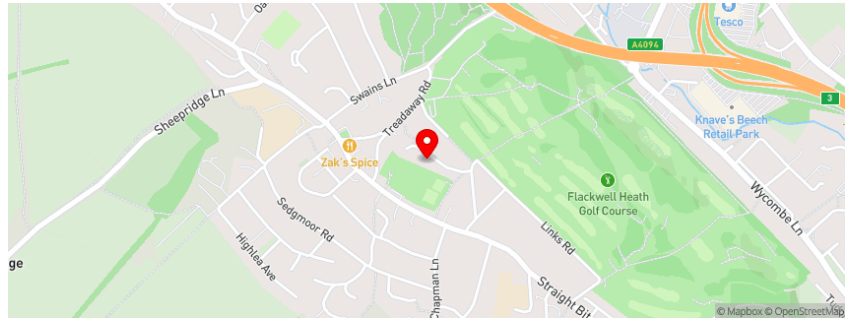
Our client money protection insurance is provided by Propertymark. We are members of the Property Redress Scheme.





**Waiting for
Floorplan**

Directions



Certificate Number : 8899-4785-7129-6296-7083

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74
55-68	D		
39-54	E	44	
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8899-4785-7129-6296-7083>

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.