



TO LET

43 London Road, High Wycombe
£1,850 pcm + security deposit

Unrivalled views of The Rye - Beautifully refurbished property - unique features. Three large bedrooms. Two bathrooms.

- Lovely semi detached house
- 3 double bedrooms
- 2 Receptions
- 2 Bathrooms
- Gas Central Heating
- Unfurnished
- Shower
- Secure parking for 2 cars
- Walk to town and station
- Superb parkland views



**£1,850 pcm +
security deposit**

**43 London Road,
High Wycombe,
Bucks
HP11 1BP**

This beautifully renovated and refurbished three bedroom house enjoys unrivalled views of the Rye playing fields and is just a short walk to High Wycombe town centre and train station. Accommodation comprises entrance hall with original decorated glass door transoms, enormous kitchen / dining room fitted to a high specification, very spacious living room with superb views from a large picture window, upstairs to three double bedrooms (very large master bedroom with en suite shower room and those wonderful views again), large fully tiled family bathroom with bath tub and shower over. Gas central heating. Double glazing. Available mid-December on an unfurnished basis. Two allocated parking spaces to the rear. Energy performance rating D. Council tax band B (Bucks Council). No rear garden.

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.

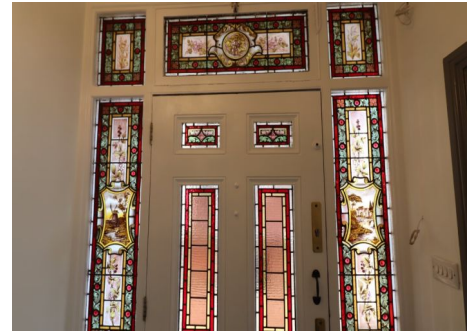
>> Key Features

- Lovely semi detached house
- 3 double bedrooms
- 2 Receptions
- 2 Bathrooms
- Unfurnished
- Shower
- Secure parking for 2 cars
- Walk to town and station
- Gas Central Heating
- Superb parkland views

£1,850 pcm +
security deposit

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





Lynton House, London Road, High Wycombe, HP11 1BP
Total Area: 126.2 m² ... 1360 ft²



Whilst every attempt has been made to ensure the accuracy of the floor plans contained herein, 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

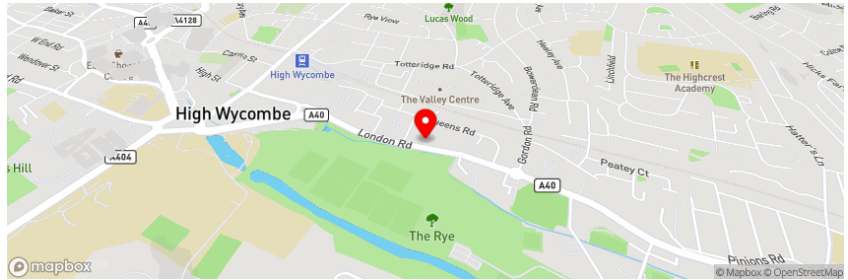


Image
Not
Available

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.