



Keegan White
ESTATE AGENTS

3 School Close | Monthly Rental Of £3,000



Features

- Detached House
- Four Reception Rooms
- Four Bedrooms
- South Facing Gardens
- Furnished
- Exclusive Location

Located on a tree lined avenue that is one of the most prestigious streets in the area, this executive home is in excellent decorative condition throughout. The property will appeal to movers, as well as those relocating to the area to take advantage of the excellent schooling and commuting benefits. The house has a spacious entrance hallway with stairs rising to first floor, the guest cloakroom and a cloaks cupboard. The ground floor is extensive and offers versatile use; the kitchen/diner has triple aspect with windows to front, side and rear, and is fitted with a full range of appliances,

with storage units above and below the kitchen worktops. To the left hand side is a large living room that over looks the back garden, a dining room, and study. To the right hand side is a bedroom suite that has been converted from the garage. To the first floor, there are four bedrooms and a contemporary bathroom suite. Externally, there is driveway parking to the front for numerous vehicles, with a large lawn and bedding to borders. The rear garden has a large decking area, ideal for dining and entertaining, with a large lawn area beyond, and hedging to borders.



School Close is a tree lined avenue with no through traffic, and is certainly one of the most prestigious addresses in High Wycombe. Within a short walk is John Hampden Grammar School, Wycombe High School, a Waitrose superstore, and the state of art sports & leisure centre at Handy Cross. The town centre is just over a mile away and provides a wide array of retail, leisure, and hospitality venues with the Eden Centre at its heart. The Swan Theatre attracts West End touring troupes, and the Rye Park has a host of sporting clubs including tennis, bowling, cricket, and a very popular outdoor swimming pool at the lido. For commuters, the efficient Chiltern Railways provides regular fast trains to Oxford and Birmingham to the

west, and access to London Marylebone to the east in under half an hour on the fast trains. In addition, Junction 4 of the M40 is within a few minutes drive away, and the M4 can be accessed via the A404 Marlow by-pass.

Additional Information:

Council Tax Band: G

Energy Performance Rating: E(40)

No tenant fees

Holding monies at 1 week's rent - £692

Security deposit at 5 week's rent - £3,461

Full Referencing Required





Ground Floor



Floor 1

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Approximate total area¹
1679.22 ft²
156 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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