



**Keegan White**  
ESTATE AGENTS

118 Roberts Ride | Monthly Rental Of £2,200



## Features

- Semi-Detached House
- Kitchen Diner
- Two Further Reception Rooms
- Two Shower Rooms
- Good Sized Garden
- Excellent Location

The front door opens into a spacious entrance hall that has the stairs rising to the first floor. The sitting room has windows to front aspect and is open to the adjacent dining room. Double doors open from here into the family room that has patio doors that lead out to the garden. Next to the dining room is the modern fitted kitchen that extends around the corner, creating a large, open plan dining area. The garage has been converted and now provides a downstairs WC and shower room, with a utility room, and a

small storage room to the front end. To the first floor, there are three bedrooms and the main family bathroom, and stairs rise to the second floor where there is a fourth bedroom that has fitted wardrobes. Externally, there is driveway parking for a couple of cars to the front, and the back garden has a full width patio terrace off the back of the house, that is ideal for dining and entertaining, with a lawn beyond and fencing to borders.



Hazlemere is a large village located between the towns of High Wycombe, Amersham and Beaconsfield all of which offer train links to London. The village has three separate parades of shops and schooling for children of all ages as well as public houses, a community centre and a large recreation ground. This house is located in the sought after Cedar Park development, in walking distance of the highly regarded Cedar Park Primary School and newly refurbished play park. There is an excellent doctors surgery and pleasant Chiltern countryside walks within close proximity. Buses link the surrounding

towns that offer a wider range of shops, restaurants and leisure facilities.

Additional Information:

Council Tax Band: E.

Energy Performance Rating: C(77).

Holding monies at 1 week's rent - £507.

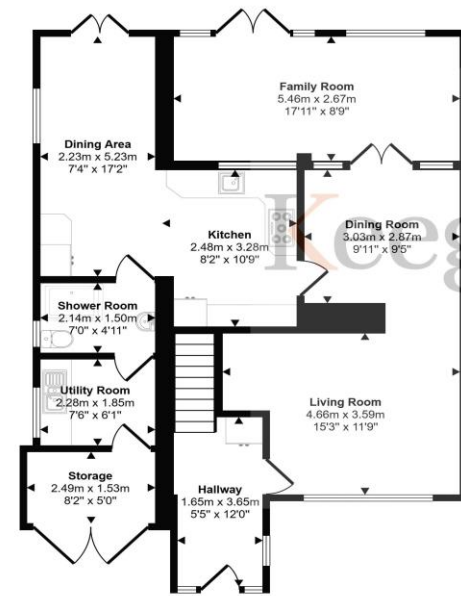
Security deposit at 5 Week's rent - £2,538.

Full referencing required.



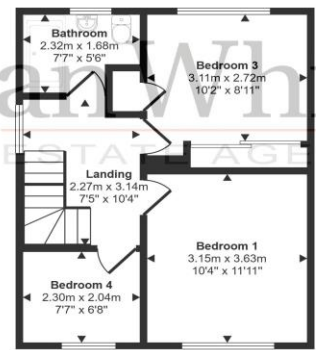


Approx Gross Internal Area  
154 sq m / 1654 sq ft

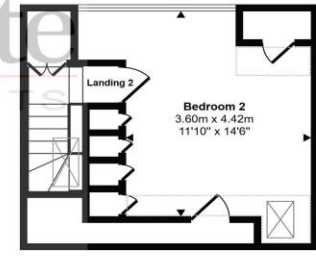


Ground Floor  
Approx 86 sq m / 928 sq ft

☐ Denotes head height below 1.5m



First Floor  
Approx 40 sq m / 428 sq ft



Second Floor  
Approx 28 sq m / 298 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Keegan White Ltd. in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Keegan White Ltd. has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Keegan White Ltd. is a limited company registered in England & Wales with company number 9726292. Our registered office is 102-104 High Street, Great Missenden, Bucks, HP16 0BE

35 Crendon Street, High Wycombe, Buckinghamshire HP13 6LJ  
 Tel: 01494 417007  
 Email: wyc@keeganwhite.co.uk  
 keeganwhite.co.uk

**Keegan White**  
 ESTATE AGENTS