



Keegan White
ESTATE AGENTS

35 Cairnside | Monthly Rental Of £1,200



Features

- Well Presented
- Modern Bathroom
- Direct Access to Gardens
- Gas Central Heating
- Gas Hob
- Lots of Storage

The front door opens into an entrance lobby that has a cloaks cupboard and a secondary front door that leads into the living room. This has windows to front aspect, stairs rising to the first floor and a doorway into the kitchen. The kitchen is compact and provides a range of storage cupboards and draws, a gas hob with oven below and overhead extractor fan, fridge freezer, washer dryer, and a backdoor that leads out to the

garden. To the first floor landing, there is a window to rear aspect, two storage cupboards (one housing the gas boiler), the modern three piece bathroom suite with window to front, and the bedroom that also has windows to front aspect and has a freestanding wardrobe and another built in storage cupboard. Externally, there is allocated parking for one car immediately opposite and further parking on street in the vicinity.



Cairnside is located in Totteridge, a suburb to the east of High Wycombe's town centre. Within walking distance are local amenities including a small parade of shops and local schooling. Using a series of footpaths, the town centre and railway station are within a one mile walk. The town has a multitude of retail, hospitality, leisure and entertainment facilities to suit people of all ages, with schools and the excellent commuting benefits being two key reasons for people to relocate here. There are three highly sort after Grammar Schools, and a good number of well regarded primary and secondary state schools. For commuters, there are the Chiltern Line fast trains that get to Marylebone in under half an hour, and for road users, Junctions 3 and

for of the M40 are within a short drive, with the M25 and London Heathrow Airport beyond.

Tenancy Information:

Council Tax: Band B.

Energy Performance Rating: EPC C (71).

Security deposit: 5 weeks' rent.

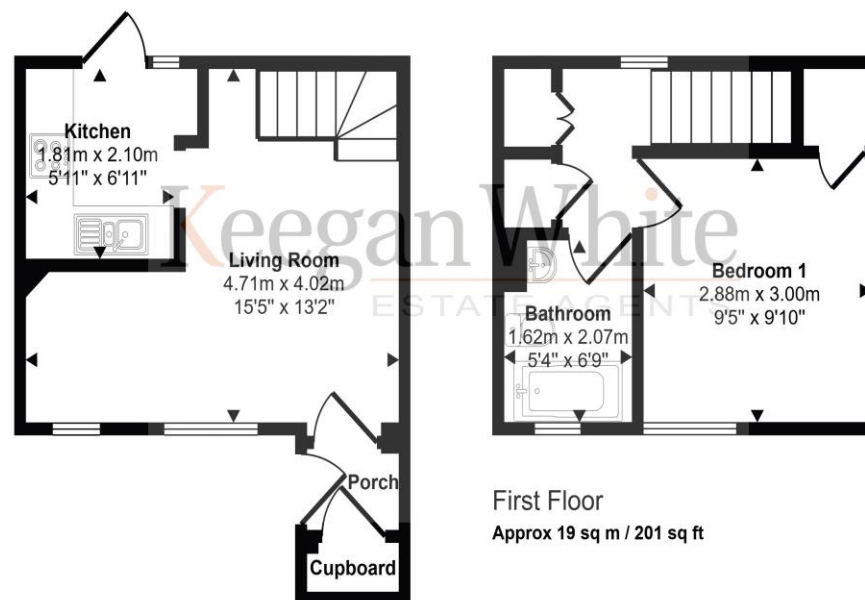
Holding monies (contributes to 1st month's rent): 1 week's rent.

Full referencing required.





Approx Gross Internal Area
40 sq m / 428 sq ft



Ground Floor
Approx 21 sq m / 227 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