

Keegan White
ESTATE AGENTS

2a Shelburne Road | Monthly Rental Of £2,200







Features

- Four Double Bedrooms
- Master Ensuite
- Large Sitting Room
- Open Plan Kitchen/Breakfast/Family
- Very Well Presented
- Close to Schools

The front door opens into a bright and spacious hallway with stairs rising to the first floor and a guest cloakroom. To the right is a large dual aspect living room with double doors opening into the rear garden. The modern kitchen is fitted with white gloss fronted units and open plan to a space large enough to incorporate a breakfast area and family space with doors out to the garden and a another door that leads into the convenient separate utility room. There are two ground floor bedrooms, one of which has an ensuite shower room. To the first floor are two further double bedrooms and a contemporary bathroom suite.

Externally, there is driveway parking and hardens to front and rear.



Shelburne Road is a private road forming part of a highly regarded development within Cressex on the southern edge of High Wycombe. Within close proximity are a wide range of local amenities, including 2 local parades of shops, supermarkets, the newly extended and refurbished leisure centre and a cinema. Public transport passes close by which links the town centre which has a mainline railway station offering a London Marylebone connection in under 30 minutes. The property is within the catchment area for the local Grammar Schools, with John Hampden Grammar School for boys and The Wycombe High School for girls in easy walking distance. Junction 4 of the M40 is a 2 minute drive.

Additional Tenancy Information:

Council Tax: Band F.
Energy Performance Rating: EPC C (69).
Security deposit: 5 weeks' rent.
Holding monies (contributes to 1st month's rent): 1 week's rent.
Full referencing required.





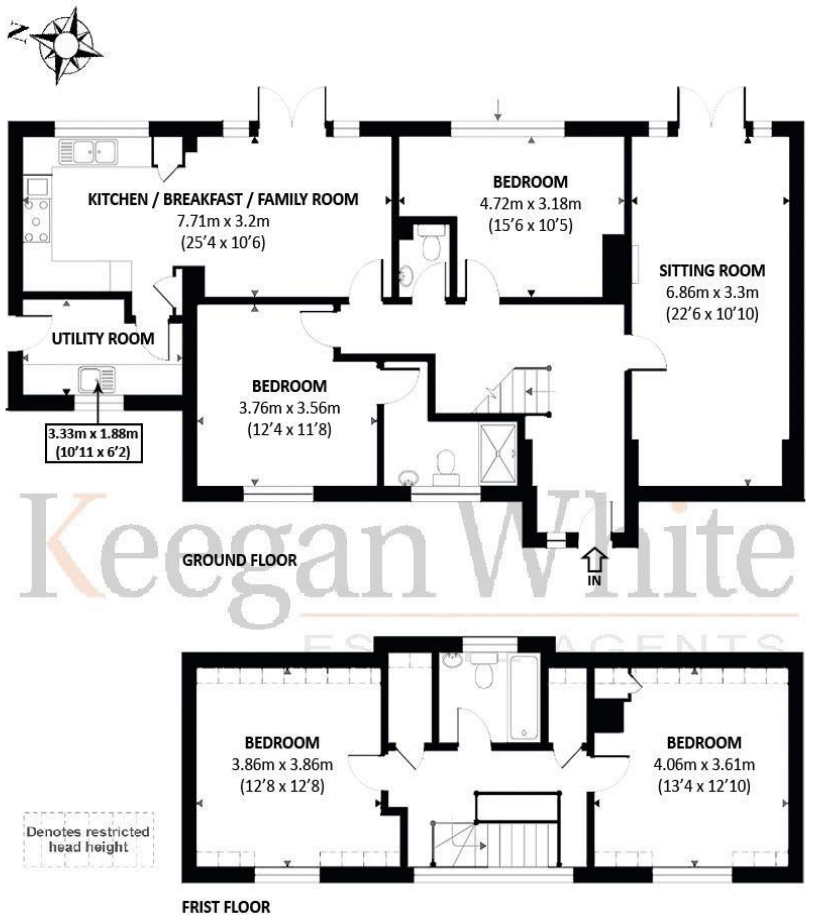


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APPROX. GROSS INTERNAL FLOOR AREA - 150 SQ M / 1611 SQ FT (Excludes restricted head height)

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a respresentation by the seller.

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33-35 Crendon Street, High Wycombe, Buckinghamshire HP13 6LJ
Tel: 01494 417007
Email: wyc@keeganwhite.co.uk

keeganwhite.co.uk

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