



## **Red Kite Way, High Wycombe, Buckinghamshire, HP13 5SF**

**TO LET £1,695 pcm**

**Unfurnished**

A well presented, three bedroom, two bathroom semi-detached house located just over a mile from High Wycombe town centre, train and bus station. EPC B rating. UNFURNISHED. AVAILABLE 8TH NOVEMBER. CONTACT B&B LETTINGS 01844354554

- TWO BATHROOMS
- DOWNSTAIRS WC
- DOUBLE ASPECT LIVING ROOM
- PRIVATE REAR GARDEN
- PARKING FOR TWO CARS
- SEMI DETACHED

**Office Numbers:**

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**Head Office Address**

Chilterns Office  
Robert House | 19 Station Road  
Chinnor | Oxfordshire | OX39 4PU

## Description

A well presented, three bedroom, two bathroom semi-detached house located just over a mile from High Wycombe town centre, train and bus station.

The property comprises of:

### GROUND FLOOR

Entrance hall  
Living room with French doors leading to garden  
Modern kitchen with appliances  
Cloakroom

### FIRST FLOOR

Landing  
Main bedroom with ensuite shower room  
Guest bedroom  
Single bedroom  
Family bathroom

The property also benefits from a rear garden which is mainly laid to patio with an area of artificial grass and parking for two vehicles.

High Wycombe town centre provides an extensive range of shopping facilities, leisure facilities and restaurants as well as a sports centre and multi-screen cinema complex. Surrounding the town is a selection of golf courses and other recreational amenities.

For the commuter there is a frequent rail service from High Wycombe to London Marylebone and the area also benefits from being close to the M40, providing links to the national motorway network including the M25 and easy access to Heathrow Airport.

## Outgoings:

Utility accounts, including council tax and telephone, are the responsibility of the tenants, who must provide their own contents insurance.

## Council Tax:

Band D

## Terms

12-month tenancy agreement  
Unfurnished  
No smokers please  
White goods included

## Restrictions:

No pets preferred

(If pet permitted the landlord reserves the right to increase the rent)

## Holding Deposit:

Equivalent to one weeks rent.

## Security Deposit required:

5 weeks rent payable before moving in.

## Directions

Viewings strictly via the agents:  
Bonners and Babingtons Marlow  
**01628 333800**

