



Field Maple Gardens, High Wycombe, Buckinghamshire, HP10 9FN

TO LET £2,350 pcm

Furnished

A brand new three bedroom two bathroom house situated in a modern development between Flackwell Heath and Loudwater. FURNISHED. EPC rating B. CONTACT B&B LETTINGS 01628 333800

- BRAND NEW
- MODERN DEVELOPMENT
- TWO BATHROOMS
- DOWNSTAIRS CLOAKROOM
- FURNISHED
- SITUATED BETWEEN FLACKWELL HEATH AND LOUDWATER
- TWO ALLOCATED PARKING SPACES

Office Numbers:

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Head Office Address

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Description

A brand new three bedroom two bathroom house situated in a modern development between Flackwell Heath and Loudwater.

The property comprises:-

GROUND FLOOR

Entrance hall
Kitchen with intergrated appliances
Cloakroom
Living room with French door to garden

FIRST FLOOR:

Landing
Main bedroom with ensuite shower and built in wardrobe
Guest bedroom
Bedroom three
Family bathroom with bath and shower overhead

The property also benefits from an enclosed rear garden (With patio and lawn) and allocated parking for two cars.

Flackwell Heath is a popular village located between the Buckinghamshire town of High Wycombe and riverside village of Bourne End. There are number of local amenities with a parade of shops including a supermarket, newsagents, restaurants, fish and chip shop and several public houses. The local golf course has been in existence since 1904 and Fennels Wood, which borders Flackwell Heath is popular with local walkers. There are two primary schools in the village and it lies within the catchment area for both John Hampden and Wycombe High Grammar Schools, just 3 miles away. There are also excellent transport links sitting between J3 & J4 of the M40 and regular buses to High Wycombe where there is a mainline train station to Marylebone (30min journey).

Loudwater has a local store, post office, church, public house, doctors surgery and the very useful Tesco superstore. It is situated between the larger towns of High Wycombe and Beaconsfield both of which offer a comprehensive range of shopping facilities and main line stations both connecting to London Marylebone. The property is within a short drive of the highly regarded Loudwater Primary School and within catchment of Grammar Schools. Junction 3 of the M40 is close by at Knaves Beech which provides access to London, M25 and Heathrow.

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
Furnished
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

