



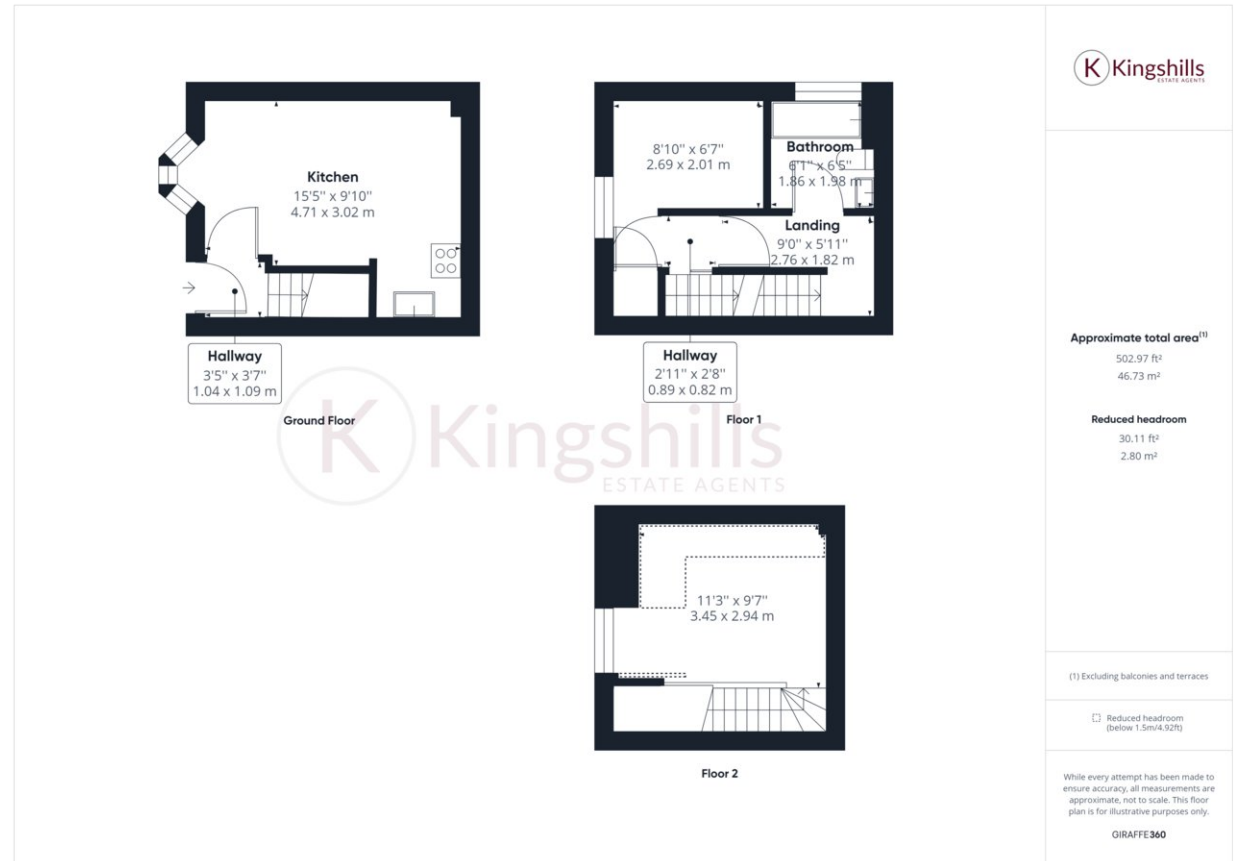
## Property Description

A two-bedroom house in a popular location within walking distance to High Wycombe town centre. The house has been refurbished in recent years and offers a modern kitchen and bathroom. The accommodation comprises; entrance; open plan kitchen/living area; 1st flooring landing which leads to the bathroom and 2nd bedroom. The 2nd floor offers bedroom 1. Available to rent immediately. Unfurnished.

In contrast to all the tradition and tranquillity of the villages surrounding it, High Wycombe town centre has its eyes fixed firmly on the future. Currently in the midst of a massive updating project including expansion of the bustling Eden shopping centre, a brand new leisure centre along with a huge range of busy restaurants and bars, the town is fast becoming the place to live. Placed at Junction 4 of the M40 and having a train station in the centre offering a 24 minute commute to London Marylebone, High Wycombe is an ideal location to commute from. With a range of fantastic primary as well as renowned grammar and private schools, education is one of the main reasons people move to High Wycombe and stay there.

COUNCIL TAX B

EPC RATING D



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements