



PCM

£1,100



\*\*AVAILABLE EARLY MARCH PART-FURNISHED\*\*

A delightful one bedroom end of terrace house with a PRIVATE GARDEN offered to the market in good condition throughout.

The property is located in a quiet, tucked away cul-de-sac within walking distance of High Wycombe town centre, mainline railway station, which offers a direct train service to London Marylebone, and is within easy reach of the beautiful Hughenden Park.

The accommodation comprises; living room/ diner; kitchen with brand new oven and fridge; double bedroom and contemporary bathroom. The property also benefits from; allocated parking in a residents' car park (plus ample on road parking), modern electric heating and recently fitted UPVC double glazing.

COUNCIL TAX BAND: B

HOLDING FEE: £253.84

DEPOSIT REQUIRED: £1269.20

TENANCY LENGTH: 12 MONTHS

- ONE BEDROOM HOUSE
- NEW CARPETS
- ALLOCATED PARKING
- NEW OVEN AND FRIDGE
- ELECTRIC HEATING
- PART-FURNISHED
- NEWLY FITTED WINDOWS
- WALK OF STATION
- FITTED KITCHEN
- QUIET CUL-DE-SAC



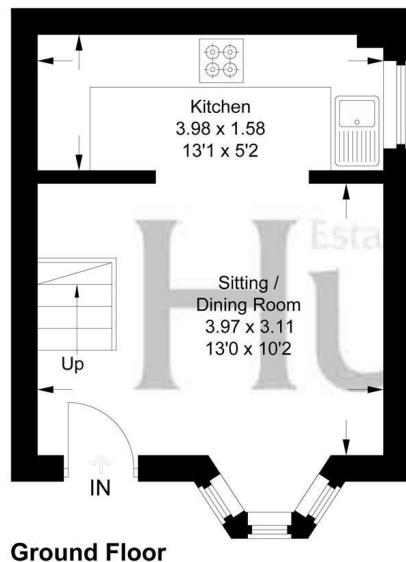
**32 Lawstone Rise, High Wycombe, Buckinghamshire, HP13 5NS**

Estate Agents ~ Lettings Agents ~ Valuers ~ Independent Mortgage Advisors

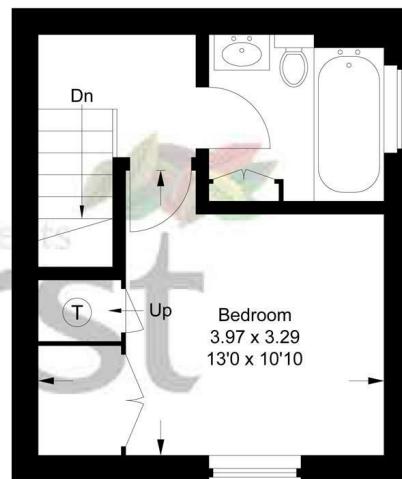
EPC Rating: 45



Approximate Gross Internal Area  
Ground Floor = 19.7 sq m / 212 sq ft  
First Floor = 19.0 sq m / 205 sq ft  
Total = 38.7 sq m / 417 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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