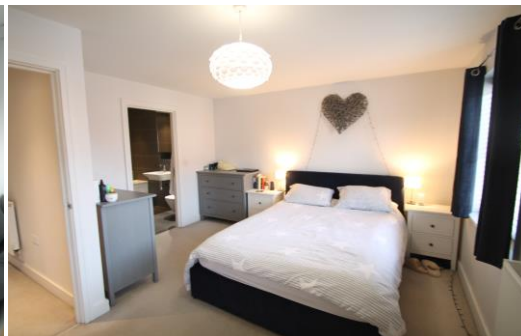




2 Venics Way

High Wycombe
HP11 1LN
Monthly Rental Of £2,200

- Stunning Town House Available Mid December Unfurnished
- Part of the Stylish Wye Dene Development, 1.5 Miles East of Town
- Gas Radiators, Sealed Units. Striking Kitchen-Dining-Family Room
- Cloakroom. Double Aspect Living Room, Balcony. Four Bedrooms
- Two En Suites, Family Bathroom. Garage. Parking. Level Gardens
- EPC Rating: B Council Tax: E



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PROPERTY FACTS

A superbly equipped town house with contemporary accommodation on three floors, available mid December unfurnished....Gas radiator central heating and sealed unit double glazing....Entrance hall....Cloakroom....Stunning kitchen-dining-family room 18'6 x 15'8 overall with doors to the rear garden - the kitchen is comprehensively equipped and includes an integrated fridge-freezer, washing machine and dish washer....First floor landing....Fine double aspect sitting room 15'8 x 10'5 with doors to the balcony....Principal bedroom 15'8 x 12'6 with fitted wardrobes and a private bathroom....Second floor landing....Second bedroom suite comprising bedroom 15'8 x 10'11 overall and a private shower room....Bedroom three 11'10 x 8'10....Bedroom four 9'7 x 6'6....Family bathroom....Integral garage, with personal door access from the entrance hall, plus driveway parking....Level gardens with a shed to the rear....Council tax band E.

Available mid December unfurnished. A superb town house, accommodation on three floors; part of the imaginative and stylish Wye Dene development about 1.5 miles East of High Wycombe centre which provides 25 minute London trains. Entrance hall, cloakroom, striking kitchen-dining-family room with doors to the rear garden. The double aspect first floor sitting room opens to a balcony and the principal bedroom suite is also on this level. The second floor provides three further bedrooms, one of which is en suite, and a family bathroom. Integral garage and driveway parking. Level gardens.

LOCATION FACTS

Looking over a small green to the front (illustrated below), part of the exciting new Wye Dene development that comprises varied styles of homes, all with distinctive elevations....Sensitive use has been made of the natural elements this site enjoys and the development is bound to take its place among the most demanded parts of High Wycombe....Wye Dene lies approximately 1.5 miles East of the town centre which provides extensive amenities, among them, 25 minute London Marylebone trains....Frequent Heathrow buses operate along the A40 London Road, a few minutes walk and a range of local amenities is centred around the A40....Two M40 junctions are an approximate five minute drive.

DIRECTIONS

In an approach from High Wycombe centre, leave on the A40 London Road towards London. Having passed over the second roundabout, take the right hand lane and turn right in to Wye Dene. At the ornamental roundabout turn right in to Sierra Road. Take the first turning left and pass over the bridge. Turn left and bear right in to Greenwich Road. Follow this road and it leads in to Venics Way. The property can be found on the right.

