



Keegan White
ESTATE AGENTS

9 Westfield Walk | Monthly Rental Of £1,000



Features

- Two Storey House
- Well Presented Throughout
- Modern Fitted Kitchen
- No Through Road
- Walking Distance of Town
- Allocated Car Parking

Occupying an end of terrace position this two storey house has a private front door that leads into the sitting room that is south facing windows to front giving a plenty of natural light. Stairs rise to the first floor and there is an archway that opens into the kitchen. The kitchen has a window to side aspect and is fitted with a range of base and eye level storage units, electric oven and hob with overhead extractor, integrated fridge and separate freezer, and plumbing for a washing machine. To the first floor there is a small landing with access to the loft. The bathroom suite comprises of a panel bath with shower mixer tap, hand basin, WC, chrome

towel rail and a window to side aspect. The double bedroom has an airing cupboard which houses the cold water storage tank and emersion heater, a separate built in wardrobe, and a window to front aspect. In addition, the bed can remain at the property if needed. The house includes modern electric radiators, a small patio terrace to front with a shed to the side, and allocated parking for one vehicle.

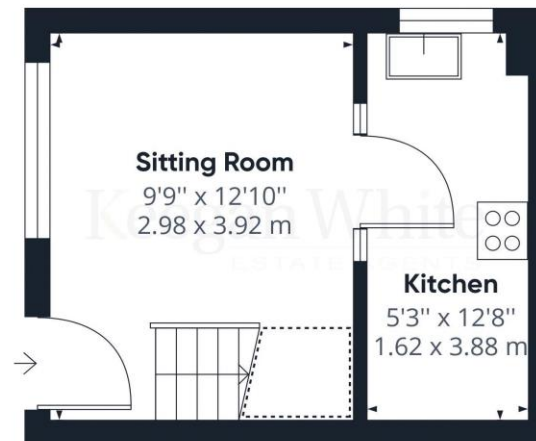
Westfield Walk is an appealing development of freehold properties located to the south west side of High Wycombe. The town centre is about a



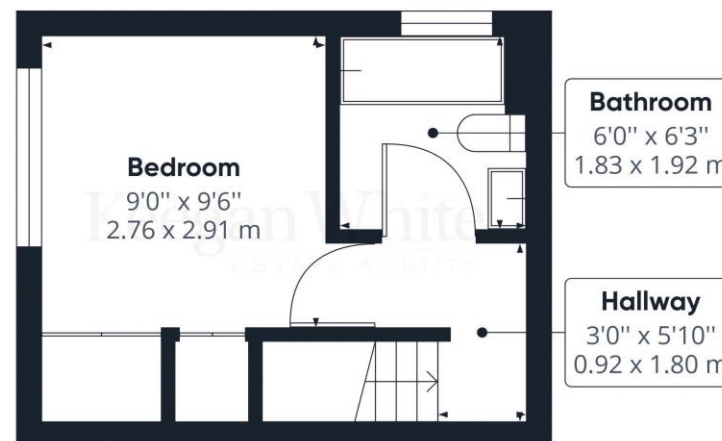
twenty five minute walk away and the property is just under two and a half miles from Handy Cross, Junction 4 of the M40 Motorway. In addition, there is a regular bus service within close proximity to High Wycombe's railway station and there are local convenience stores in close proximity. High Wycombe itself is a thriving market town that has benefited in recent years from significant public and private sector investment, such as the Eden Centre and the new, state of the art Sports Centre at Handy Cross. Additional Information: Council Tax Band: B Energy Performance Rating: D(64) No tenant fees Holding

monies at 1 week's rent - £230 Security deposit at 5 week's rent - £1,153 Full Referencing Required Sorry, no pets Sorry, no pets





Ground Floor



Floor 1

Approximate total area⁽¹⁾

363.38 ft²
33.76 m²

Reduced headroom

15.72 ft²
1.46 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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