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16 School Close | Monthly Rental Of £3,000



## Features

- Detached House
- Four Reception Rooms
- Four Bedrooms
- South Facing Gardens
- Furnished
- Exclusive Location

A well presented detached family home located on an exclusive private road within walking distance of Wycombe High School and John Hampden Grammar School. The property is furnished and available for immediate occupancy. Approached down a tree lined private road and with a carriage driveway, the house has a spacious entrance lobby, a modern fitted kitchen with separate utility room, guest cloakroom, formal dining room, family room, lounge and a sun room with doors leading out to the large and south facing rear garden.

To the first floor, are four double bedrooms, one with an ensuite, the family bathroom, and a study area.

Externally, there is driveway parking for numerous vehicles, with side access to the rear of the house. The back garden is divided into two sections, with an extensive patio for dining and entertaining, along with a large lawned area to the rear, with a summerhouse and garden shed.



Situated within a highly regarded residential area to the south side of High Wycombe, School Close is a no through road and is located for Junction 4 access to the M40. Local amenities are close by at Handy Cross, including the start-of-art sports centre and Waitrose supermarket. Within walking distance are some excellent schools including St Michaels Catholic School, The John Hampden Grammar School for boys and Wycombe High School for girls. The town centre to the north has further facilities including The Eden Shopping Centre and mainline railway station providing a link to London Marylebone in

under 25 minutes.

Additional Information:

Council Tax Band: G

Energy Performance Rating: D(66)

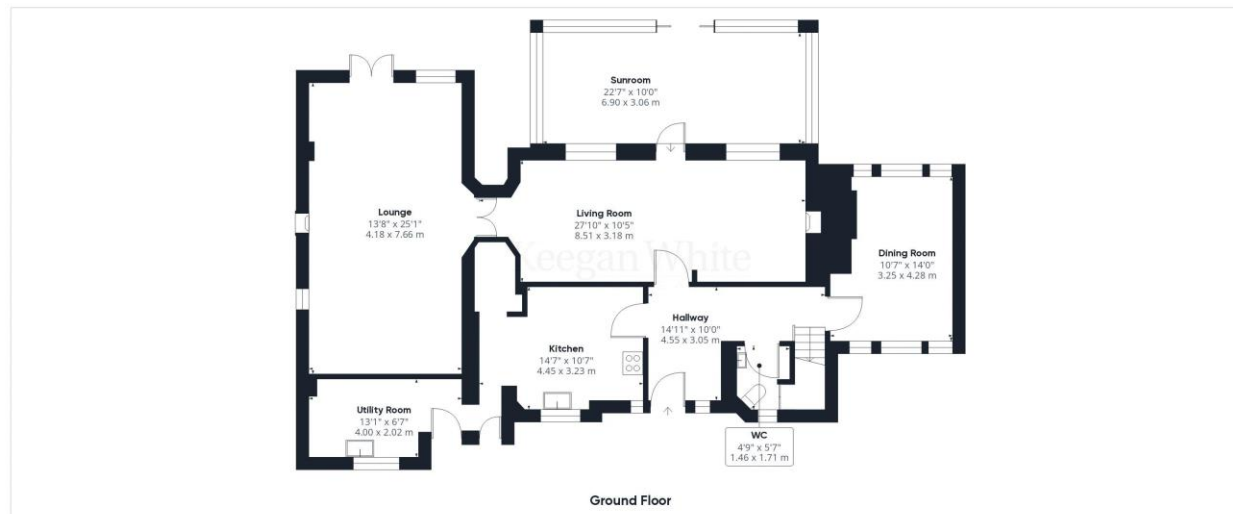
No tenant fees

Holding monies at 1 week's rent - £692

Security deposit at 5 week's rent - £3,461

Full Referencing Required





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Approximate total area<sup>11</sup>

2069.91 ft<sup>2</sup>  
192.3 m<sup>2</sup>

Reduced headroom

11.83 ft<sup>2</sup>  
1.1 m<sup>2</sup>

Excluding balconies and terraces

⌊ Reduced headroom  
(below 1.5m/4.92R)

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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