



Keegan White  
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37 Harries Way | Monthly Rental Of £1,900



## Features

- Cul-de-Sac Location
- Walk to School
- Beautifully Presented
- Contemporary Kitchen
- Modern Bathroom
- Guest WC

Presented in excellent condition throughout, with a contemporary kitchen diner, this property is going to go fast - please call Keegan White now to book in your viewing. The front door opens into an entrance hall that provides access to the ground floor rooms and has the stairs rising to the first floor. Adjacent to the front door is the guest WC which also has a convenient storage cupboard for coats and shoes/boots. The accommodation is free-flowing, with a large living room that has windows to front aspect and twin doors to the rear that open into the full width conservatory, which has twin doors that lead out to the garden. The kitchen

is open plan to the conservatory and has integrated appliances, a good range of storage units, induction hob and oven with extractor fan, plenty of workspace on the worktop & breakfast bar, and Karndean flooring. To the first floor there is an airing cupboard that houses the emersion heater and the pump for the shower. The bathroom is a modern suite with window to rear aspect, panel bath with overhead shower, WC, and a handbasin with vanity unit below. Externally, there is parking to front for three cars and the rear garden has a patio with a small lawn beyond, with fencing to borders and a garden shed.



This traditional Chiltern village has a Common at its centre, with a host of local stores, shops and public houses. The schools are a major draw to the area with Holmer Green First, Junior and Senior Schools maintaining good standards of education. The Holmer Green Sports Association provides Squash and Racquetball facilities, as well as being a social hub, running numerous activities throughout the year. The village itself is located between the towns of High Wycombe and Amersham both of which offer train links into London. There are a good range of local amenities within walking distance including a pharmacy, hair and beauty salon, local Spar convenience store and greengrocer, as well as good bus routes to High Wycombe and

Amersham offering a wider range of High Street retailers and supermarkets.

Tenancy Information:

EPC Rating D(64)

Council tax: Band C

No tenant fees

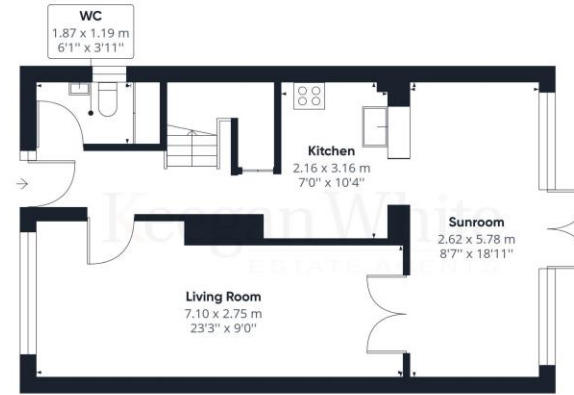
Holding monies at 1 week's rent - £438

Security deposit at 5 week's rent - £2,192.30

Tenancy term - Long term preferred

Sorry, no pets





Ground Floor



Floor 1

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