



Estate Agents
Hurst

62 Kilty Place, High Wycombe, Buckinghamshire, HP11 1DG
£3,000 PCM

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**** AVAILABLE WITHIN 4-6 WEEKS NOTICE / UN-FURNISHED ****

A four bedroom semi-detached family home set over three floors with a master, en-suite and dressing room to the top floor being a huge feature of this design. The property is located in the Pine Trees area just off the extremely sought after Daws Hill area of High Wycombe. The house is conveniently situated, just a short drive from Junction 4 of the M40 and within walking distance of John Hampden Grammar School, Wycombe High School and just a short drive from High Wycombe train station which offers a direct line service to London Marylebone making it perfect for those looking to commute. The property has been well maintained by it's current owners and is in good condition throughout. The accommodation comprises; Entrance hallway, guest cloakroom, spacious living room/dining room/conservatory, modern fitted kitchen, master bedroom with en-suite shower room and dressing room, three further bedrooms, family bathroom and study. The property also benefits from; gas central heating, UPVC double glazing, garage with store area to the rear, driveway parking for two vehicles and enclosed rear garden. This really is a superb family home that is positioned in a really good spot in this extremely popular development, and an early viewing is highly recommended. Please note, the landlord will be open to selling some items of furniture if you are interested.

Before contacting us to enquire, please make sure you have the following information available:

Who will be living at the property?

What is your occupation and annual income?

Are you employed or self-employed?

Do you have a Right to Rent share code (if applicable)?



**FOUR BEDROOM FAMILY HOME
MASTER BEDROOM WITH EN-SUITE
GARAGE & DRIVEWAY PARKING**

CLOSE TO J.4 OF M40

SUPERB MODERN DEVELOPMENT

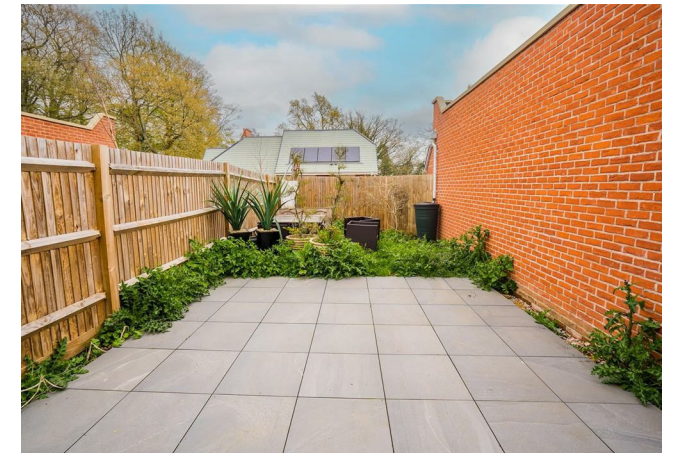
GAS CENTRAL HEATING

UPVC DOUBLE GLAZING

EARLY VIEWING ADVISED

GUEST CLOAKROOM

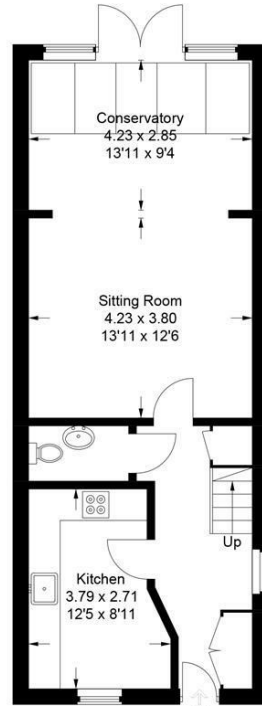
AVAILABLE WITHIN 4-6 WEEKS NOTICE



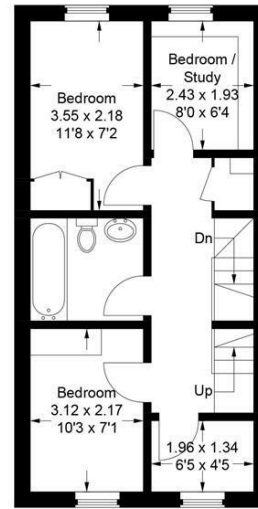




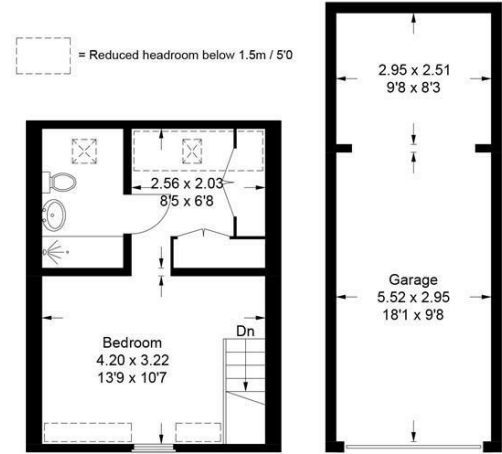
Approximate Gross Internal Area
 Ground Floor = 51.1 sq m / 550 sq ft
 First Floor = 38.0 sq m / 409 sq ft
 Second Floor = 25.5 sq m / 274 sq ft
 Garage = 24.0 sq m / 258 sq ft
 Total = 138.6 sq m / 1,491 sq ft



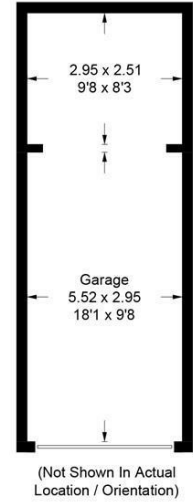
Ground Floor



First Floor



Second 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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The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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