

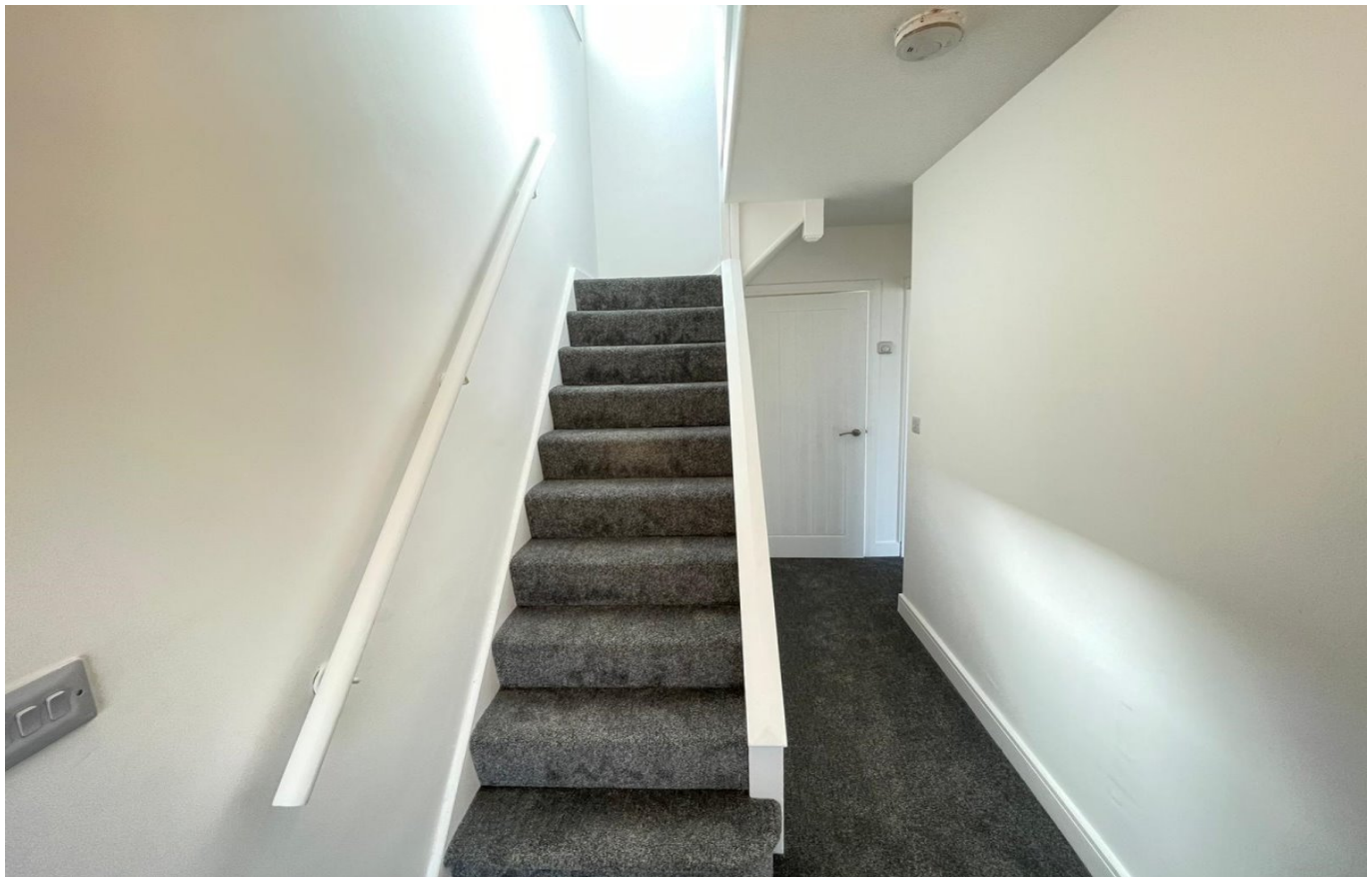


TO LET

Deeds Grove,  
£2,200 pcm + security deposit

Welcome to this exceptional property located on Deeds Grove. Recently modernized, this stunning showcase property offers a

- Semi
- 3 Beds
- 1 Reception
- 1 Bathroom
- Washing Machine
- EPC D
- Shower
- Parking
- Garden
- Gas Central Heating



£2,200 pcm +  
security deposit

Deeds Grove,  
High Wycombe,  
Bucks  
HP12 3PD

>> Key Features

- Semi
- 3 Beds
- 1 Reception
- 1 Bathroom
- EPC D
- Shower
- Parking
- Garden
- Washing Machine
- Gas Central Heating

Stunning Showcase Property on Deeds Grove

Welcome to this exceptional property located on Deeds Grove. Recently modernized, this stunning showcase property offers a perfect blend of contemporary design and comfortable living spaces.

Key Features:

**Spacious Living Room with Patio Doors:** Step into the very spacious living room flooded with natural light, thanks to the patio doors that seamlessly connect the indoor and outdoor spaces.

**Fully Fitted and Well-Designed Kitchen:** The kitchen is a true highlight, fully fitted and thoughtfully designed to cater to your culinary needs. Prepare meals with ease and enjoy the modern amenities at your fingertips.

**Front and Back Garden:** The property features both a front and back garden, offering delightful outdoor spaces for relaxation and entertaining. The back garden boasts a fruit garden, a charming patio area, and a grassy space to enjoy outdoor activities.

**Secure Gated Parking at the Rear:** Enjoy the convenience and peace

## £2,200 pcm + security deposit

of mind with secure gated parking at the rear of the property. Your vehicles will be safely stored within the confines of the property.

**Three Double-Sized Rooms:** Discover three spacious double-sized rooms, providing comfortable sleeping quarters or versatile spaces to suit your needs.

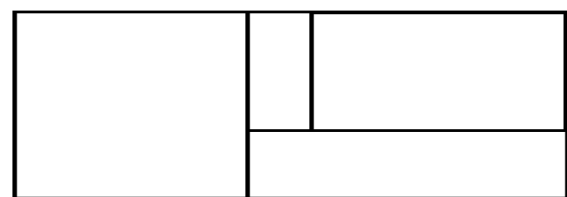
**Modern Bathroom with Separate Shower Cubicle:** The modern bathroom is fitted with a bath, wash basin, and a separate shower cubicle, offering a sleek and refreshing space for your daily routines.

**Brand New Boiler Recently Fitted:** Benefit from the convenience and efficiency of a brand new boiler, ensuring a warm and cozy home throughout the year.

**Convenient Location:** Ideally placed near all local amenities, this property offers easy access to shops, schools, and recreational facilities. The town centre is just a short drive away, and excellent transport links make commuting to London a breeze.

Don't miss the opportunity to make this modernized and stylish property on Deeds Grove your new home. Contact us today to arrange a viewing and experience the perfect blend of contemporary living and convenience.





**Waiting for  
Floorplan**

Directions

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87
69-80	C		
55-68	D	58	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

### Our Fees

We require a Holding Deposit equal to 1 week's rent (approx £507.69) to secure the property. This holding deposit will be used towards the security deposit and rent in advance if the tenancy proceeds.

This property requires a Security Deposit of 5 week's rent (approx £2538.46)

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Chiltern Hills cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.