



## Heath End Road, Flackwell Heath, Buckinghamshire

**TO LET £1,750 PCM**

**Unfurnished**

A three bedroom two bathroom link detached house situated close to amenities within the village of Flackwell Heath. EPC rating D. UNFURNISHED. CONTACT B&B LETTINGS 01628 333800

- LINK-DETACHED
- TWO BATHROOMS
- DOWNSTAIRS CLOAKROOM
- CLOSE TO VILLAGE AMENITIES
- GARAGE
- OFF STREET PARKING

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**Head Office Address**

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**Description:**

A three bedroom, two bathroom link-detached house situated close to amenities within the village of Flackwell Heath. The property comprises:-

**GROUND FLOOR**

Entrance hall  
Cloakroom  
Kitchen with appliances  
Living room

**FIRST FLOOR**

Landing  
Main bedroom with ensuite bathroom  
Bedroom three  
Family bathroom with shower over bath

**SECOND FLOOR**

Landing  
Bedroom two

The property also benefits from an enclosed garden to the rear, garage with parking in front.

Flackwell Heath is a popular village located between the Buckinghamshire town of High Wycombe and riverside village of Bourne End. There are number of local amenities with a parade of shops including a supermarket, newsagents, restaurants, fish and chip shop and several public houses. The local golf course has been in existence since 1904 and Fennels Wood, which borders Flackwell Heath is popular with local walkers.

There are two primary schools in the village and it lies within the catchment area for both John Hampden and Wycombe High Grammar Schools, just 3 miles away. There are also excellent transport links sitting between J3 & J4 of the M40 and regular buses to High Wycombe where there is a mainline train station to Marylebone (30min journey).

**Outgoings:**

Utility accounts, including council tax and telephone, are the responsibility of the tenants, who must provide their own contents insurance.

**Council Tax:**

Band E

**Terms:**

12-month tenancy agreement  
Unfurnished  
No smokers please  
White goods included

**Restrictions:**

No pets preferred

(If pet permitted the landlord reserves the right to increase the rent).

**Holding Deposit:**

Equivalent to one weeks rent.

**Security Deposit required:**

5 weeks rent payable before moving in.

**Directions**

Viewings strictly via the agents:  
Bonners and Babingtons

**01628 333800**

