



TO LET

Hill Street, High Wycombe
£1,550 pcm + security deposit

Charming 3-bed terraced house on Hill Street, High Wycombe. Two doubles & one single bedroom. Grammar school catchment.

- Three-bedroom semi
- Good access to J3 and 4 of M40
- Council Tax Band C
- Grammar school catchment
- On-street parking
- Gas Central Heating
- Bathroom with bath & shower over
- Double glazing
- Private rear garden with patio
- Unfurnished



**£1,550 pcm +
security deposit**

**Hill Street,
High Wycombe,
Bucks
HP13 7DU**

This well-presented three-bedroom semi detached house offers spacious and practical accommodation, ideally suited to a family or professional sharers. The property features a generous living room with feature fireplace (not heat producing) and a newly fitted kitchen (July 2025), providing comfortable living and dining space. Upstairs accommodation comprises two double bedrooms and one single bedroom, while the downstairs bathroom is fitted with a bath and shower over. Further benefits include gas central heating, double glazing, on-street parking, and a private rear garden with patio area, ideal for outdoor use. The property is conveniently located with good access to the town centre, Junction 3 of the M40, and benefits from good local bus connections. The property is also situated within the catchment area for all highly rated local grammar schools. ENERGY EFFICIENCY RATING GRADE D. COUNCIL TAX BAND C (BUCKINGHAMSHIRE COUNTY COUNCIL). Managed by a Propertymark member agent with full client money protection.

AVAILABLE IMMEDIATELY ON AN UNFURNISHED BASIS.

IMPORTANT - The holding deposit is equivalent to one week of the final agreed rent. The security deposit is equivalent to five weeks of the

>> Key Features

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security deposit

final agreed rent. Tenants pay all utility bills and council tax. Tenants arrange their own broadband and must make the necessary enquiries as to the speed and quality of broadband and the strength of the mobile phone signal where this property is situated. A broadband and mobile signal coverage checker can be found on the website of Ofcom.

Our client money protection insurance is provided by Propertymark. We are members of the Property Redress Scheme.



Kitchen

Living/Dining Room

Bedroom 1



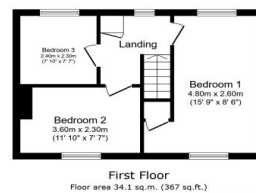
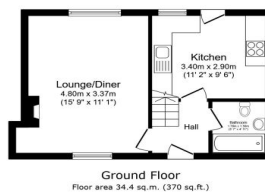


Bedroom 2

Bedroom 3

Bathroom

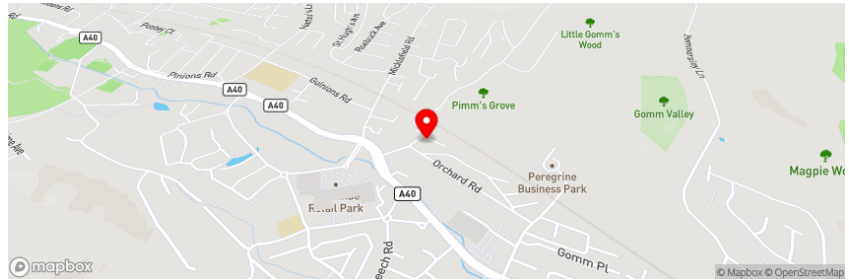
Garden



Total floor area: 68.5 sq. m. (737 sq. ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No liability for any errors. They should be used as a guide only and not as a basis for any agreement. No liability is taken for any errors.

Directions



Certificate Number : 9678-9013-7263-7800-8224

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82
69-80	C		
55-68	D	66	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9678-9013-7263-7800-8224>

Our Fees

Holding Deposit (per tenancy)

One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

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. Paul Kingham Lettings 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.