



**TO LET**

**Estcourt Drive, Widmer End**  
**£1,950 pcm + security deposit**

**Very pleasant three bedroom semi-detached family home in sought after location.**

- Pleasant semi-detached home
- Established, residential area
- Three bedrooms
- Parking for 3 cars
- Pleasant rear garden
- Gas Central Heating
- Large lounge/diner
- Sought after area
- Energy efficiency rating grade C
- Garage



**£1,950 pcm +  
security deposit**

Estcourt Drive,  
Widmer End,  
Bucks  
HP15 6AH

This pleasant three-bedroom semi-detached home is situated in a quiet, established residential area near the sought-after village of Widmer End. Recently re-painted throughout, the property offers bright and modern living space in a highly desirable location.

The accommodation comprises a large lounge/dining room with a decorative fireplace (non-heating), creating a spacious and welcoming central hub. The fitted kitchen comes complete with appliances. The home also benefits from double glazing, gas central heating, and an energy efficiency rating of C. Upstairs to two generous double bedrooms & one smaller double bedroom. The main bedroom includes built-in mirrored wardrobes. There is a family bathroom featuring a bath with a shower overhead. **AVAILABLE IMMEDIATELY ON AN UNFURNISHED AND LONG TERM BASIS.** Brought to the rental market by an Elite Propertymark member agent.

**Outside & Parking.**

A pleasant rear garden includes a patio area. To the front, there is an open garden space.

The property includes a private garage and driveway parking for

#### >> Key Features

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- Three bedrooms
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- Gas Central Heating
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## £1,950 pcm + security deposit

potentially 3 cars.

Further information.

Widmer End is a peaceful commuter suburb approximately three miles north of High Wycombe, offering a blend of natural beauty and community spirit.

The property is exceptionally well-placed for families, located near the "good" rated Widmer End Community Combined School. The area also provides access to prestigious grammar schools in nearby High Wycombe, such as The Royal Grammar School and Wycombe High School.

Local conveniences include village shops, village hall, and a recreation ground.

Certain pets may be considered.

Council Tax band E - Buckinghamshire County Council.

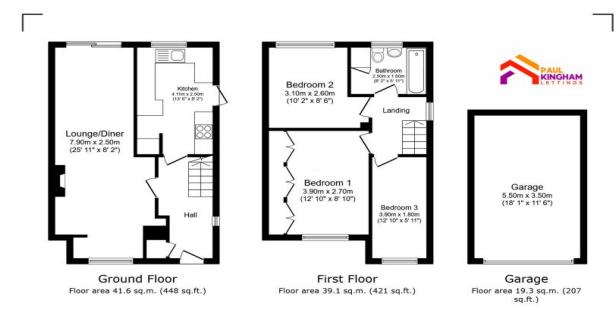
**IMPORTANT** - The holding deposit is equivalent to one week of the final agreed rent. The security deposit is equivalent to five weeks of the final agreed rent. Tenants pay all utility bills and council tax. Tenants arrange their own broadband and must make the necessary enquiries as to the speed and 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.



**PK**  
Paul Kingham  
RESIDENTIAL LETTINGS

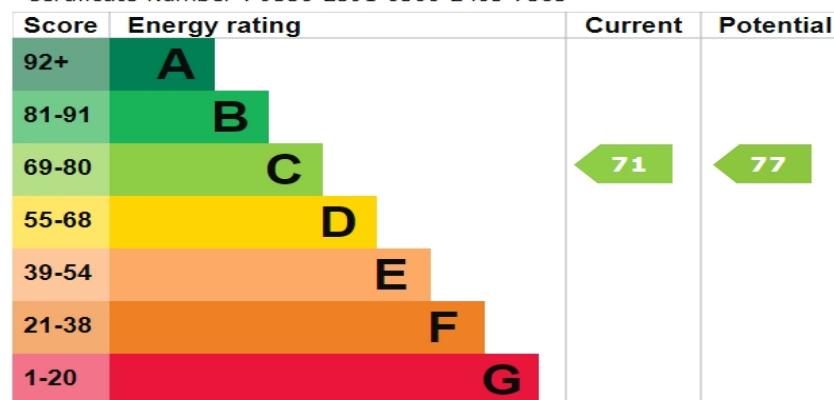




## Directions



Certificate Number : 9330-2591-0500-2405-7585



<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9330-2591-0500-2405-7585>

## 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.