





## Features

- Beautifully Presented
- Five Bedrooms
- Three Reception Rooms
- Garage and Utility Room
- Unfurnished
- Long Term Rental Preferred

Having undergone a complete refurbishment, it is fair to say that few properties come onto the market that are in such excellent condition. The front door opens into entrance hallway with the study and guest cloakroom that also has under-stairs storage to the right hand side. A doorway opens to the left that leads into the expansive kitchen / diner / living room with windows to front aspect and patio doors to the garden. The kitchen has a high specification, with a full range of kitchen appliances, including a wine cooler. A further doorway leads to the laundry room that has a stable door to the back garden and another door that leads into the integral garage with its remote controlled power door. In addition to the ground floor is the wide

lounge with patio doors to the garden, and stairs rising to the first floor, along with the sunroom, that has radiators which enable year round use. The first floor has five bedrooms, with both the family bathroom and the ensuite comprising of bath, WC, handbasin and separate shower cubicles. Externally, there is parking to the front for a few vehicles and a gate that opens into the very wide rear garden. This has been designed for ultra-low maintenance, with artificial lawn, and contains a summer house that is wired up for power supply and internet connectivity.

EPC Rating C(74)  
Council Tax band E.



Laurel Drive is on the border of High Wycombe and Loudwater, within relative close proximity to Junction 3 of the M40. With the commuter in mind, Beaconsfield and High Wycombe railway stations are roughly equidistant, with fast trains on the Chiltern Line arriving at London Marylebone in less than half an hour. Schooling is widely available with the High Wycombe Grammar Schools, Loudwater Combined School and High Crest Academy for secondary schools, and a number of primary schools in the vicinity. On the leisure side of things, there are a wide range of social and leisure clubs, from bowling at Derehams Lane, to Wycombe rugby, cricket, and tennis clubs located at the Rye and Kingsmead Parks. Wycombe Heights Golf Club is also within close

proximity, along with miles of open countryside walking in neighbouring Tyers Green and Penn. A local supermarket is within half a mile at Junction 3, along with the outlets at Knaves Hollow retail park, with more diverse shopping to be found in Beaconsfield, Marlow and High Wycombe.

**Tenancy Information:**

No tenant fees

Holding monies at 1 week's rent - £692

Security deposit at 5 week's rent - £3,461

Full Referencing Required

Pet Friendly, subject to agreement



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Approximate total area<sup>(1)</sup>

2184.59 ft<sup>2</sup>

202.96 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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