



House - Detached (EPC Rating: C)

61 COATES LANE, HIGH WYCOMBE, HP13
5ET
Per Month

£2,450 Per

Rye
View
HOMES



4 Bedroom House - Detached located in High Wycombe

RyeView Homes are delighted to present this newly refurbished four-bedroom detached house, located on Coates Lane in the sought-after area of High Wycombe. This property offers a perfect blend of modern living and comfort.

As you enter the home, you are greeted by two spacious reception rooms, ideal for both entertaining guests and enjoying family time. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout. The four well-proportioned bedrooms provide ample accommodation for families or those seeking extra space for guests or a home office.

One of the standout features of this property is its prime location, overlooking the picturesque Hughenden Park. This beautiful green space offers a perfect setting for leisurely walks, picnics, and outdoor activities, making it an ideal spot for families and nature lovers alike.

With its desirable location, spacious interiors, and modern amenities, this detached house on Coates Lane presents an excellent opportunity for those looking to settle in a vibrant community. We invite you to explore this charming property and envision the wonderful lifestyle it has to offer. Available immediately on an unfurnished basis.

Deposit: £2,826.92

Council Tax Band: F

Summary of fees charged for lettings

Rent excludes the tenancy deposit and any other permitted payments.

Holding Deposit

The Tenant will be liable to pay an amount equal to 1 weeks rent.

Tenancy Deposit

A maximum of 5 weeks' rent.

Tenant Protection

RyeView Homes is a member of the Deposit Protection Scheme - an approved scheme. RyeView Homes is proud to be a member of the Propertymark Client Money Protection Scheme.

NOTE: These particulars are intended only as a guide to prospective Tenants to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Tenant must satisfy himself by inspection or otherwise as to the correctness of the particulars contained.



RYEVIEW HOMES | 7 CRENDON STREET, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP13 6LE

Coates Lane

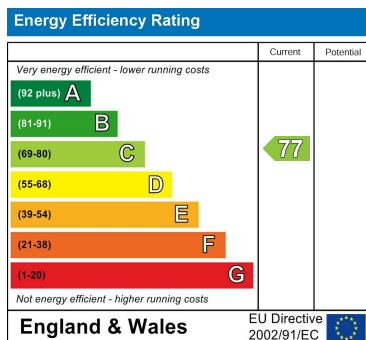
Approximate Gross Internal Area
Ground Floor = 776 sq ft / 72.1 sq m
First Floor = 645 sq ft / 59.9 sq m
Garage = 154 sq ft / 14.3 sq m
Total = 1575 sq ft / 146.3 sq m



Council Tax Band

F

Energy Performance Graph



Call us on

01494 510099

info@ryevviewhomes.com

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.