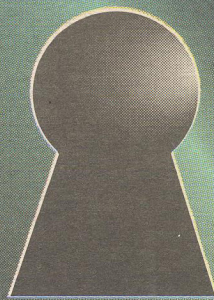


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LET BY

WOOLWICH

BEACONSFIELD
01494
671871

GERRARDS CROSS
01753
890029

per Advertising: Jackie Tiley Telephone: (01753) 888333 Fax: (01753) 889060



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includes a range of store cupboards, with access to the kitchen/breakfast room.

The kitchen has an extensive range of units including a breakfast bar, one and half bowl sink unit, cooker hood, plumbing for dishwasher, and double doors leading to the terrace and garden.

The adjacent laundry room includes plumbing for washing machine and further fitted units.

The first floor has five bedrooms with an en suite

shower room to bedroom one, which includes two fitted wardrobes.

The four further bedrooms also include fitted wardrobes and wash basins, and there is a separate family bathroom.

Outside, there is garaging for two to three cars, with a further area to the rear currently used as a workshop.

The gardens and grounds includes lawns, trees and shrubs to the front of the property, with a wide terrace and lawned

areas to the rear.

Backing onto open farmland, the plot enjoys a south westerly aspect and is available at a price of £400,000.

For further information and a viewing appointment contact the agents Hamptons International on 01753 886464.

So-busy start to year in lets

THERE has been an exceptionally busy start to the year in the South Bucks rental market, according to leading Beaconsfield letting office Frank Farr.

Area letting manager Philip Suter has reported a flurry of activity to the start of 1998, with the likelihood of further demand to build on last year's rent increase of eight per cent on 1996 values.

Mr Suter also comments that although it normally costs more to rent a property than to have a mortgage on one, it is a lot more convenient for people who want to have flexibility in where they live, particularly if they have just moved to the area to work.

Since fire and furnishing regulations have been introduced, more and more landlords want to let out unfurnished with carpets, curtains and kitchen appliances only.

Just five years ago there would have been little demand, but many tenants are now purchasing their own furniture in anticipation of buying.

The shortage of homes to rent has been the result of landlords previously in negative equity deciding to sell. But there has been an upturn in the number of people wanting to invest in property, with the ARLA Buy-to-Let initiative seeing many new buyers with plans to rent, according to Mr Suter.

For advice on property investment contact Frank Farr at Halifax estate agencies on 01494 676266.



PHILIP SUTER

OF THE WEEK



KAROI is a spacious family property situated just a short walk from the centre of Gerrards Cross.

Set in a quarter of an

HALIFAX
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FRANK FARR

BEACONSFIELD

