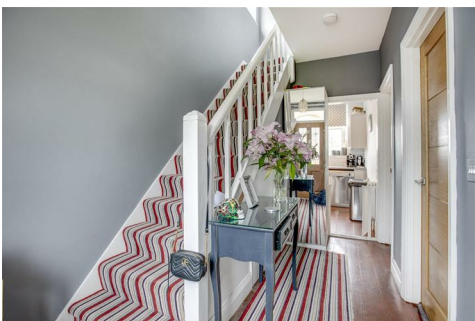




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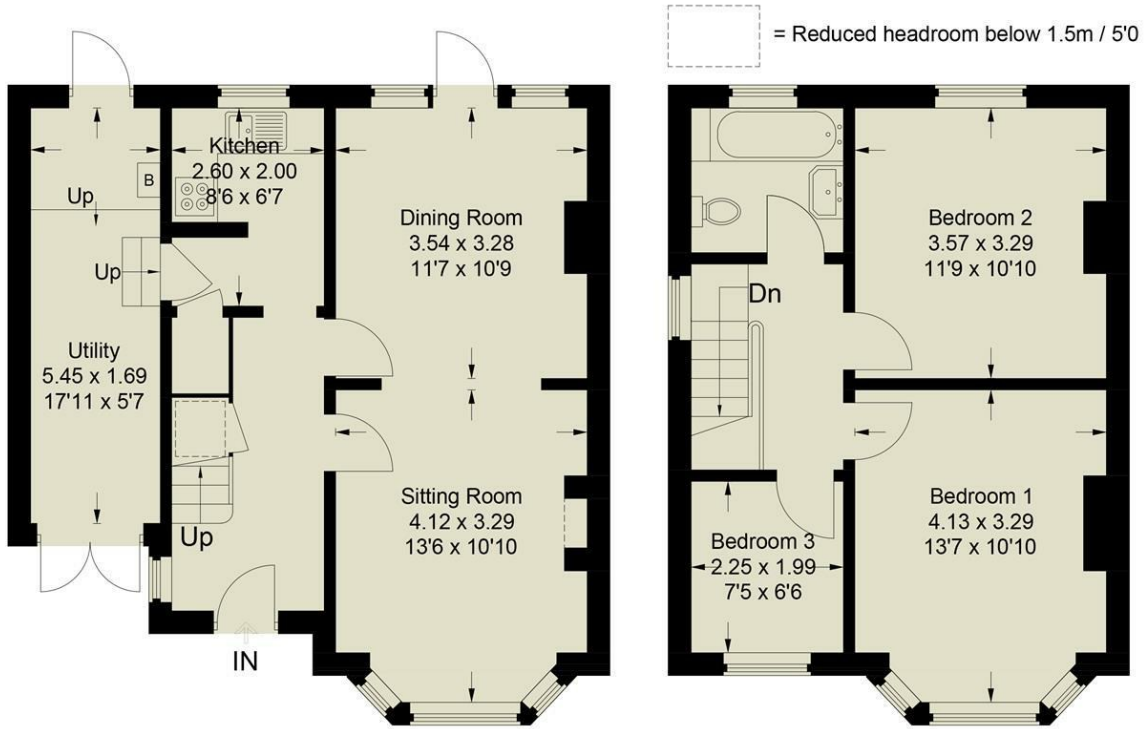
13 Healey Avenue, High Wycombe, Buckinghamshire, HP13 7JP

Luxurious three bedroom semi-detached house available to rent in the heart of Totteridge, High Wycombe. The property consists of three bedrooms, long reception/dining room, kitchen, utility area, bathroom, long rear garden and front driveway. It features Gas Central Heating & Double Glazing. The property has been fully refurbished and is present in exceptional order.

- **Three Bedrooms**
- **Semi Detached**
- **Driveway Parking**
- **Walking Distance to Station**
- **Gas Central Heating**
- **Large Rear Garden**
- **Fully refurbished**
- **Large Reception/Dining Room**
- **Double Glazing**
- **Side Storage**

£1,450

Approximate Gross Internal Area
 Ground Floor = 49.8 sq m / 536 sq ft
 First Floor = 40.3 sq m / 434 sq ft
 Total = 90.1 sq m / 970 sq ft



Ground Floor

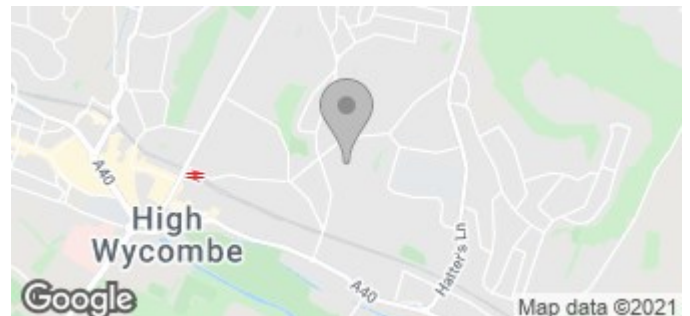
First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



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