



FORD & PARTNERS

ESTATE AGENTS



1 Linchfield, High Wycombe, HP13 7QU

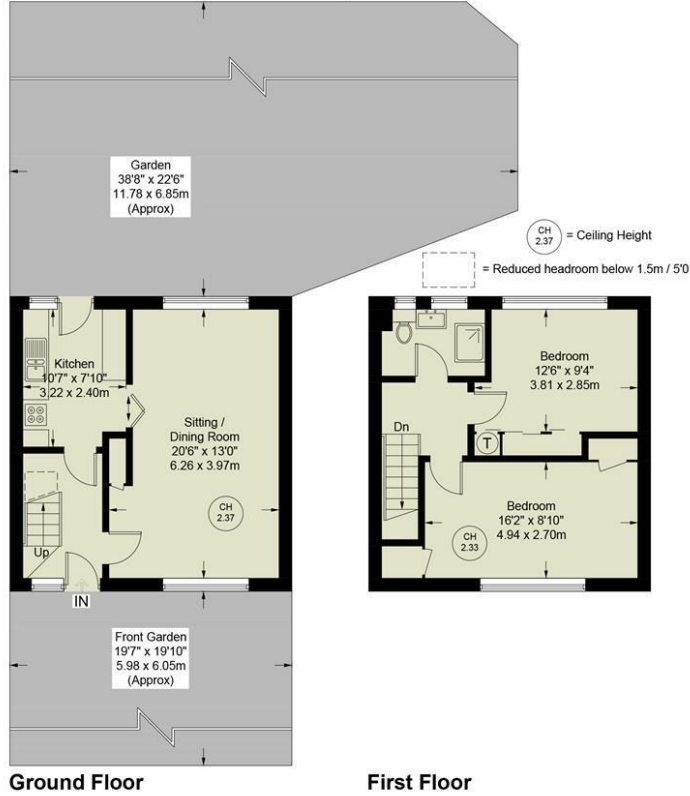
A two double bedroom end-of-terrace home situated in a cul-de-sac in Totteridge.

- **Two Double Bedrooms**
- **Recently Refurbished Shower Room**
- **Low Maintenance Rear Garden**
- **Views over High Wycombe**
- **Unfurnished**
- **Available from 8th June 2024**
- **Sorry, No Pets**

£1,400 Per month

Linchfield

Approximate Gross Internal Area
 Ground Floor = 402 sq ft / 37.4 sq m
 First Floor = 400 sq ft / 37.2 sq m
 Total = 802 sq ft / 74.6 sq m



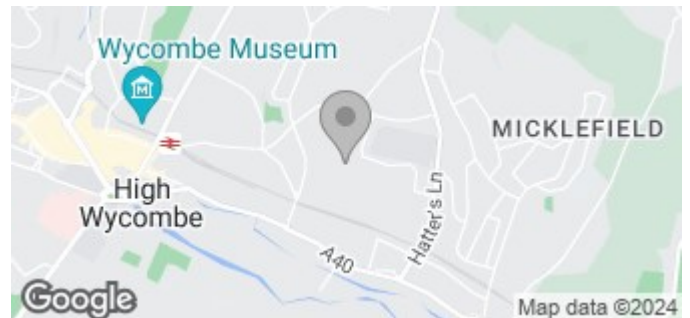
Ground Floor

First Floor

Floor Plan produced for Ford & Partner by Media Arcade ©.
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(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			
(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	



18 Crendon Street, High Wycombe, HP13 6LS

Tel: 01494 840 600 Email: sales@fordandpartners.com www.fordandpartners.com