



FORD & PARTNERS

ESTATE AGENTS



Land @ 2 Lucas Road, High Wycombe, Buckinghamshire, HP13 6QE

A 0.22 acre plot situated on one of High Wycombe's most desirable locations with approximately 100 feet of frontage.

- **South-Facing Plot**
- **Potential for Extension or Redevelopment (STPP)**
- **Existing Accommodation of 1500 SQFT**
- **Complete Onward Chain**
- **Highly Sought After Location**
- **Four Bedroom Detached Bungalow**
- **100 feet of Frontage**

£750,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		63	
(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	

