



FORD & PARTNERS

ESTATE AGENTS



140 Hughenden Road, High Wycombe, HP13 5PB

STUDENT ACCOMMODATION - AVAILABLE 11th SEPTEMBER 2024

This four bedroom (based on an individual room let) semi-detached property is offered in good condition throughout comprising entrance hall, living room, modern kitchen, utility area, ground floor toilet, four bedrooms and a bathroom. The property has UPVC double glazing, gas central heating, front and rear gardens, parking and is situated within walking distance of High Wycombe town centre., railway station and Bucks New University.

*THE RENT IS PER PERSON PER ROOM *THE HOUSE IS TO BE LET AS ONE COMPLETE UNIT *

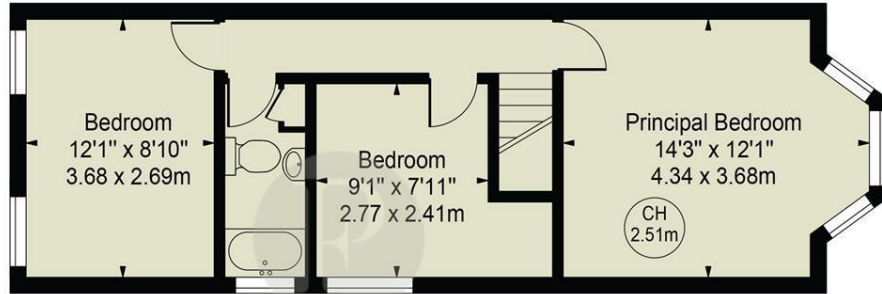
The Rent includes Gas, Electricity & Water (Subject to Fair Use)

- STUDENT ACCOMODATION
- DRIVEWAY PARKING
- FRONT & REAR GARDENS
- OPEN PLAN KITCHEN/RECPETION ROOM
- AVAILABLE - 11TH SEPTEMBER 2024

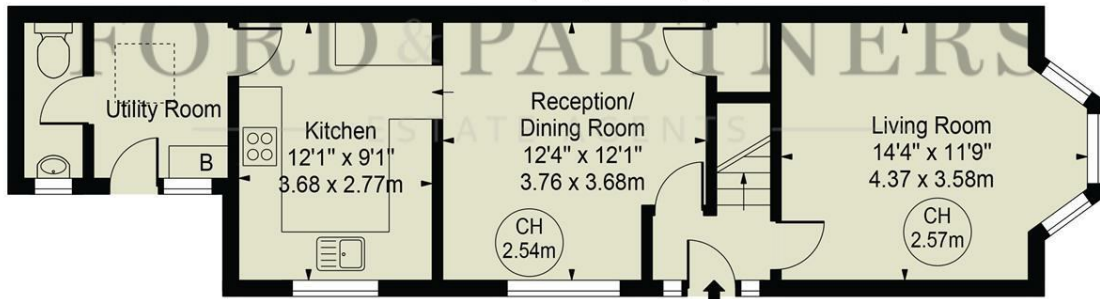
£758 Per month

Hughenden Road

Approx. Gross Internal Area 984 Sq Ft - 91.42 Sq M



First Floor
(455 Sq Ft - 42.27 Sq M)



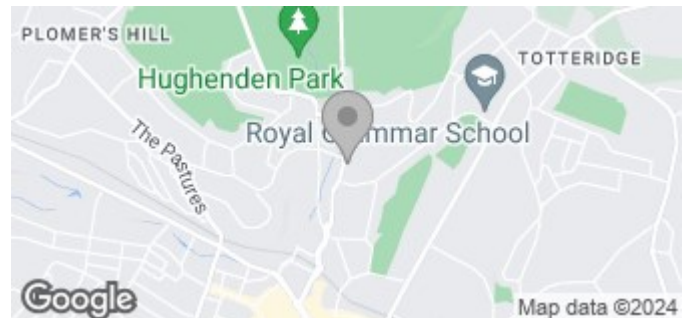
Ground Floor
(529 Sq Ft - 49.15 Sq M)

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		58	
(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