



FORD & PARTNERS

ESTATE AGENTS



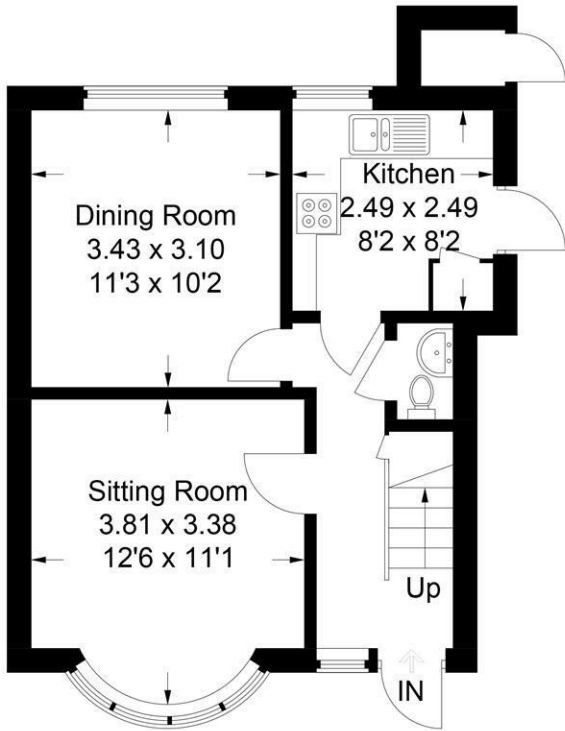
20 Colborne Road, High Wycombe, Buckinghamshire, HP13 6XZ

Situated within walking distance of High Wycombe town centre and railway station this three bedroom semi-detached house comprises entrance hall, cloakroom, large lounge, separate dining room, modern fitted kitchen, three bedrooms, modern bathroom. The property further benefits from UPVC double glazing, gas central heating, private parking and rear garden.

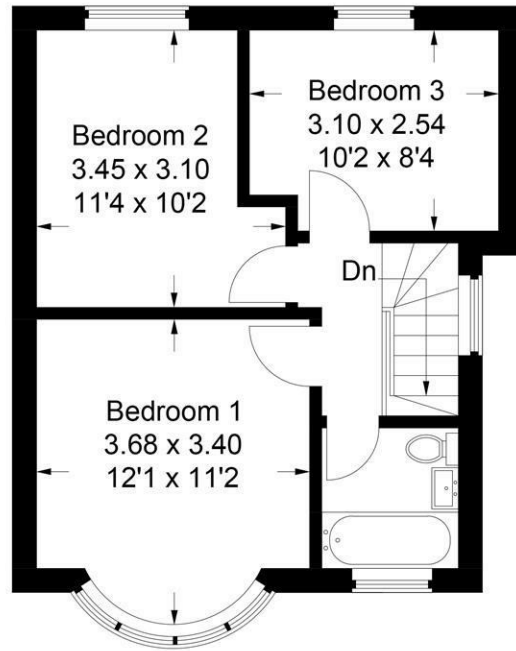
- **Three Bedrooms**
- **Modern Family Bathroom**
- **Downstairs Cloakroom**
- **Two Reception Rooms**
- **Outside Store**
- **Fully Reurbished**
- **Private Parking**
- **UPVC Double Glazing**
- **Walk to Train Station**
- **Gas Central Heating**

£450,000

Approximate Gross Internal Area
 Ground Floor = 38.7 sq m / 416 sq ft
 First Floor = 37.5 sq m / 404 sq ft
 Total = 76.2 sq m / 820 sq ft



Ground Floor



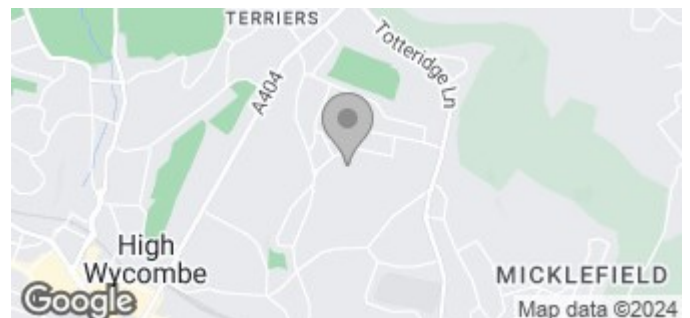
First Floor

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	87
(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	86
(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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