



**FORD & PARTNERS**

ESTATE AGENTS



## 219 Deeds Grove, High Wycombe, HP12 3PD

A three bedroom semi-detached home situated in a popular location on the north-wise side of High Wycombe's Town Centre. The property is being sold with the added benefit of no onward chain.

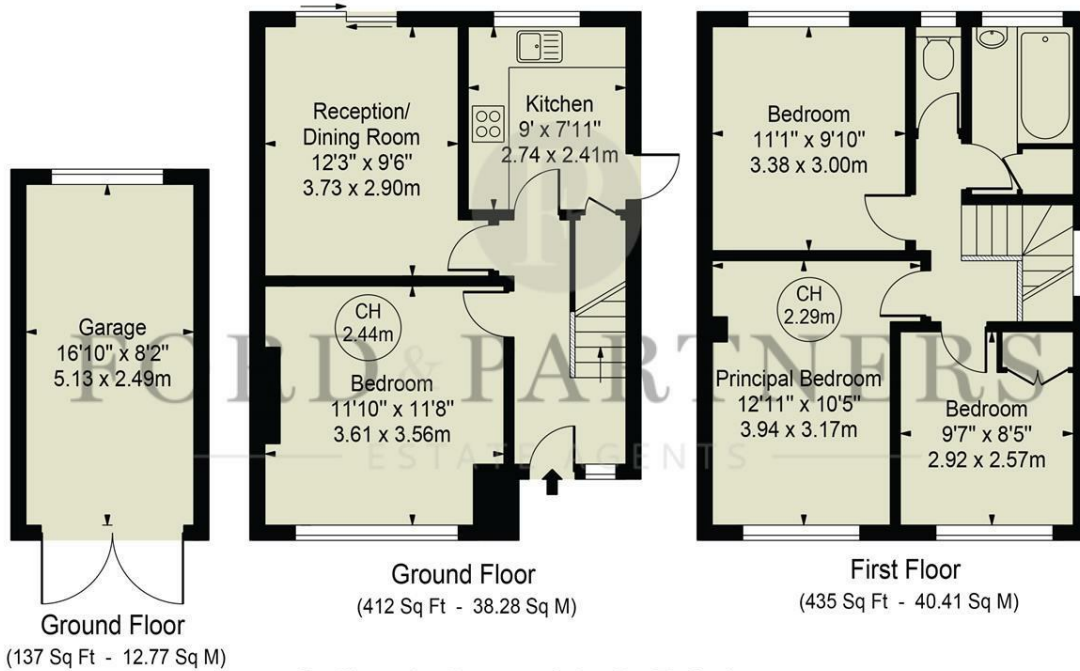
- **Three Bedrooms**
- **Family Bathroom - Separate Toilet**
- **Driveway Parking**
- **Front & Rear Garden**
- **Two Reception Rooms**
- **West-Facing Rear Garden**
- **Garage**

**£450,000**

# Deeds Grove

Approx. Gross Internal Area 847 Sq Ft - 78.69 Sq M  
(Excluding Garage)

Approx. Gross Internal Area Of Garage 137 Sq Ft - 12.77 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	53
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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



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