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ESTATE AGENTS



152 Hughenden Road, High Wycombe, HP13 5PB

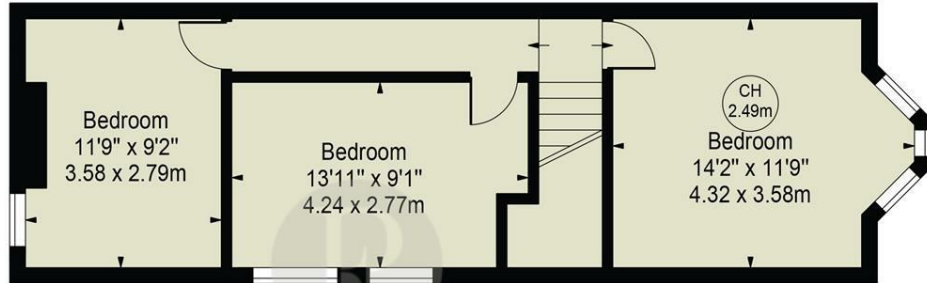
A recently refurbished three/four bedroom semi-detached home situated in the popular area of Hughenden. The property consists of three/four bedrooms, modern kitchen, reception room with media wall, downstairs W/C, and downstairs bathroom. The house further benefits from parking and a large rear garden.

- Recently Refurbished
- Three/Four Double Bedrooms
- Semi Detached
- Allocated Driveway Parking
- Private Garden
- Integrated Modern Appliances
- Side Access
- Close Proximity to Town Centre

£1,850 Per month

Hughenden Road

Approx. Gross Internal Area 1070 Sq Ft - 99.41 Sq M



First Floor
(475 Sq Ft - 44.13 Sq M)



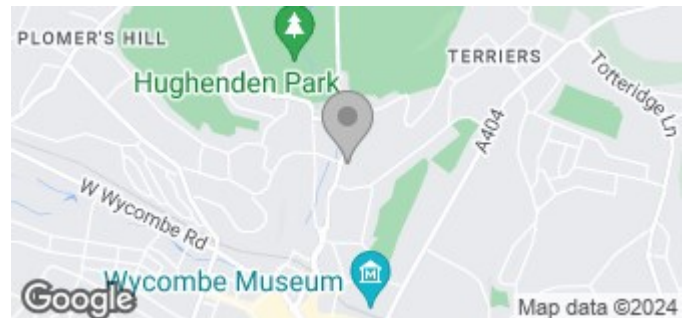
Ground Floor
(595 Sq Ft - 55.28 Sq M)

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. Copyright Morriarti Photography & Design LTD

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 78 |
| (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 | | | 78 |
| (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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