



FORD & PARTNERS

ESTATE AGENTS



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

STUDENT/SHARER ACCOMODATION - FROM 1ST SEPTEMBER 2024

This four bedroom semi-detached house is offered in immaculate condition and is situated within walking distance of High Wycombe town centre and railway station. The accommodation comprises entrance hall, cloakroom, large lounge/diner, modern fitted kitchen, four bedrooms and a family bathroom. The property benefits from UPVC double glazing, gas central heating, private parking and a large rear garden.

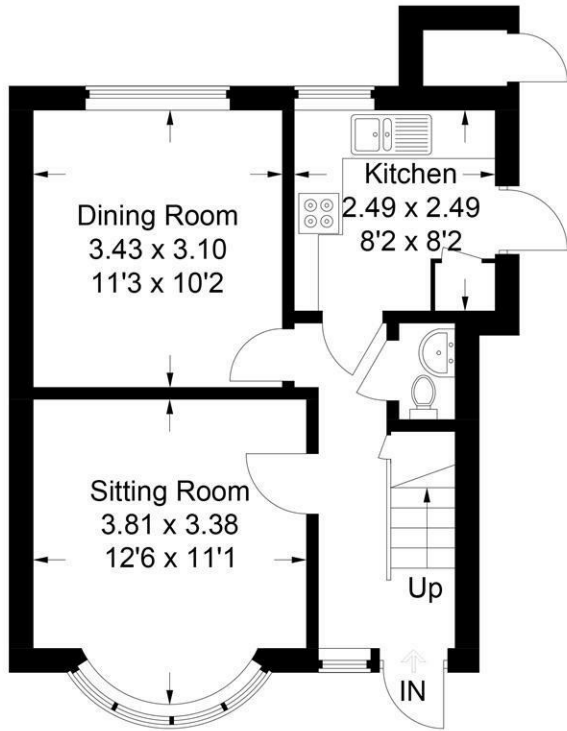
*THE RENT IS PER PERSON PER ROOM *THE HOUSE IS TO BE LET AS ONE COMPLETE UNIT *

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

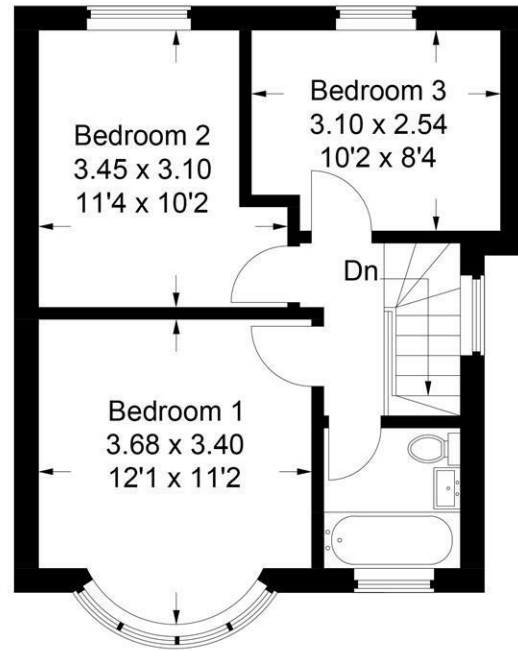
£200 Per week

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

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



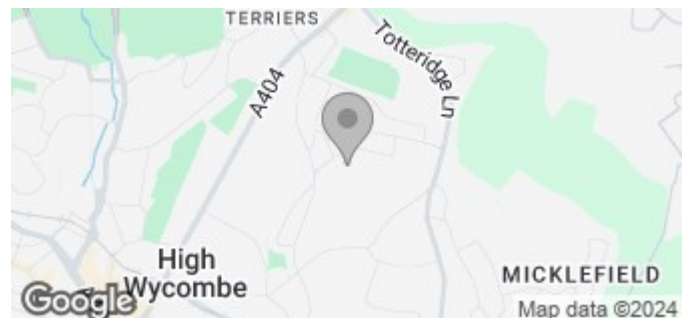
First Floor

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.

© CJ Property Marketing Ltd Produced for Cjpropertymarketing Ltd

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		51	
(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		44	
(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