



FORD & PARTNERS

ESTATE AGENTS



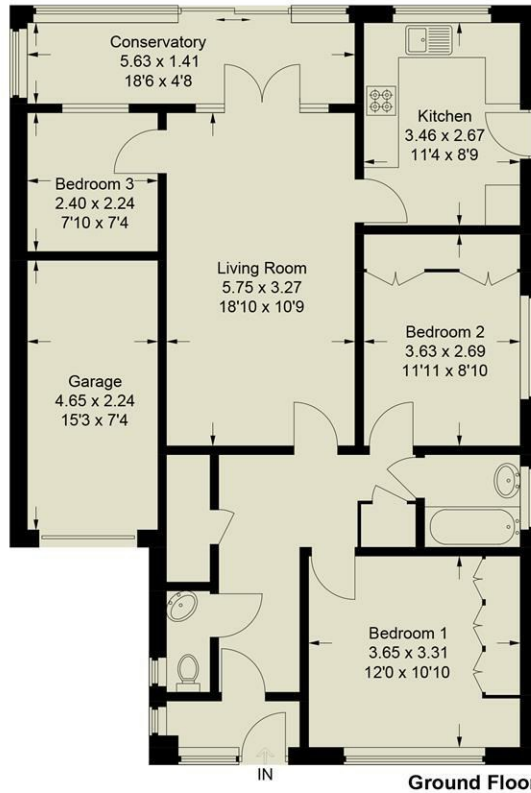
5 Lansdell Avenue, High Wycombe, Buckinghamshire, HP12 4UQ

Ford & Partners are proud to offer this recently renovated three-bedroom detached home situated in a quiet cul-de-sac in the popular Cressex area in High Wycombe.

- ***AVAILABLE from 10th October***
- **Quiet Cul-De-Sac**
- **West-Facing Rear Garden**
- **Block Paved Driveway**
- **Brand New Bathroom**
- **Garage**
- **Gas Central Heating - New Boiler**
- **Council Tax Band E**
- **Newly Fitted Carpets & Flooring**
- **Fully Managed**

£1,950 Per month

Approximate Gross Internal Area
 86.3 sq m / 929 sq ft
 Garage = 10.6 sq m / 114 sq ft
 Total = 96.9 sq m / 1,043 sq ft



Ground 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			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(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	



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