



FORD & PARTNERS

ESTATE AGENTS



12 Neale Close, High Wycombe, Buckinghamshire, HP12 4NX

A three bedroom semi-detached home situated in a popular residential cul-de-sac in the area of Cressex.

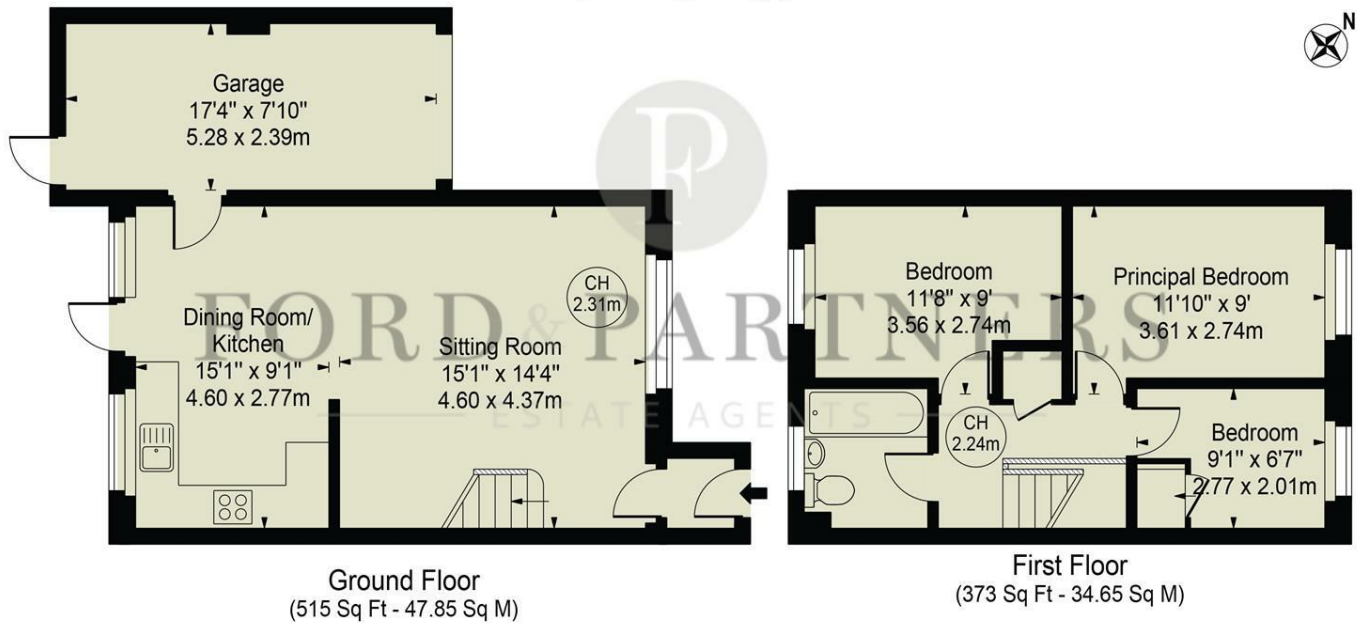
- **Available Immediately**
- **New Gas Fired Boiler**
- **South-Facing Rear Garden**
- **Garage**
- **Driveway Parking**
- **UPVC Double Glazing**
- **Popular Cul-De-Sac**
- **Close to Schooling**
- **Close to Local Bus Routes**
- **Part Furnished**

£1,850 Per month

Neale Close

Approx. Gross Internal Area 888 Sq Ft - 82.50 Sq M
(Including Garage)

Approx. Gross Internal Area 750 Sq Ft - 69.68 Sq M
(Excluding Garage)



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	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	90
(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	90
(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



18 Crendon Street, High Wycombe, HP13 6LS

Tel: 01494 840 600 Email: sales@fordandpartners.com www.fordandpartners.com