



**FORD & PARTNERS**

ESTATE AGENTS



## 45 Brecon Way, High Wycombe, Buckinghamshire, HP13 5NW

Three bedroom house available to rent. The property has been fitted to an exacting standard and benefits from gas central heating & double glazing. The house itself consists of three bedrooms, two bathrooms (one en-suite to the master and one family bathroom), reception room, kitchen/dining room, rear private patio garden, hallway, stairs and landing.

- **Three Bedrooms**
- **Large Reception Room**
- **Large Kitchen/Diner**
- **Gas Central Heating**
- **Double Glazing**
- **Private Patio Garden**
- **En Suite Bathroom to Principal Bedroom**
- **Family Bathroom**
- **Close to Schools**
- **Council Tax Band C**

**£1,600 Per month**



GROUND FLOOR PLAN



FIRST FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

APPROXIMATE AREA: 986 SQ FT

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>84</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 energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>84</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
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