



FORD & PARTNERS

ESTATE AGENTS



6 Bramley Close, High Wycombe, HP12 4FG

Premium Development // Video Tour // Available Immediately!

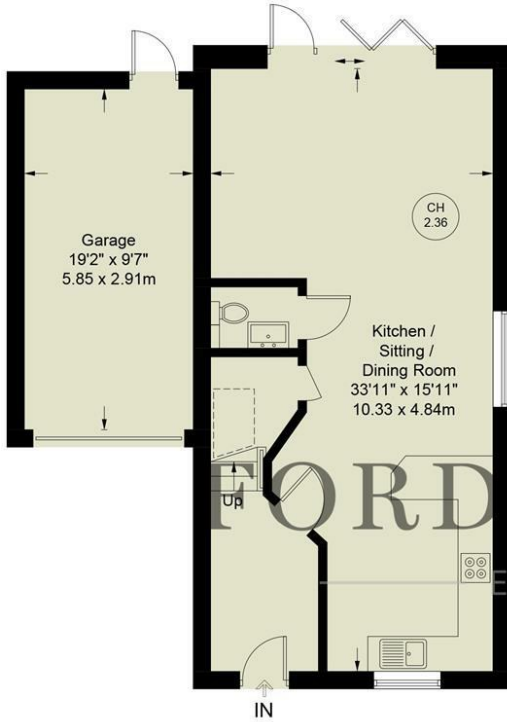
An outstanding collection of just three newly built homes situated on a private road, available for occupation now.

- A Collection of Three Newly Built Homes
- Excellent Location Close to Schools & Transport Links
- Stunning Principal Bedroom with Ensuite
- Blinds/Curtains Included
- Integrated Appliances
- Full Fibre Internet, EV charger and Underfloor Heating
- Solar Panels (Reduced Bills)
- Garage (Plot 6 only)
- Low Maintenance Rear Gardens
- Immediate Availability!

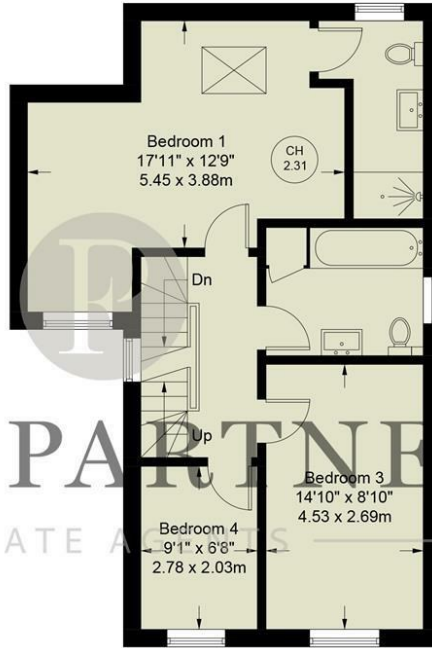
£3,250 Per month

Bramley Close, HP12 4FG

Approximate Gross Internal Area
 Ground Floor = 549 sq ft / 51.0 sq m
 First Floor = 621 sq ft / 57.7 sq m
 Second Floor = 346 sq ft / 32.2 sq m
 Garage = 184 sq ft / 17.1 sq m
 Total = 1700 sq ft / 158.0 sq m

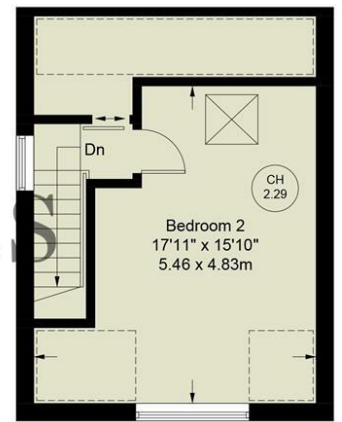


Ground Floor



First Floor

CH 2.36 = Ceiling Height
 [Dashed line] = Reduced headroom below 1.5m / 5'0"



Second Floor

Floor Plan produced for Ford & Partners by Media Arcade ©.
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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

