



# FORD & PARTNERS

ESTATE AGENTS



## 104 Suffield Road, High Wycombe, Buckinghamshire, HP11 2JL

**\*LANDLORDS/INVESTORS - H.M.O LICENSED OPPORTUNITY\***

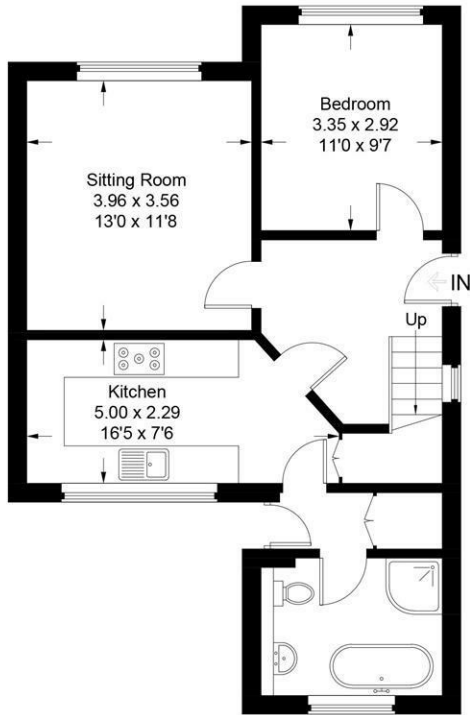
This 5 bedroom semi-detached property is located within walking distance of High Wycombe town centre. The property comprises entrance hall, sitting/communal room, spacious modern kitchen, downstairs bathroom with additional shower, five double bedrooms and shower room. The property includes a well maintained rear garden and benefits from UPVC double glazing and gas central heating. It is also close to Bucks New University.

This property is also ideal for investment. If you are not looking to purchase the property as an investment, please contact us to find out an approximate completion date due to having tenants in situ.

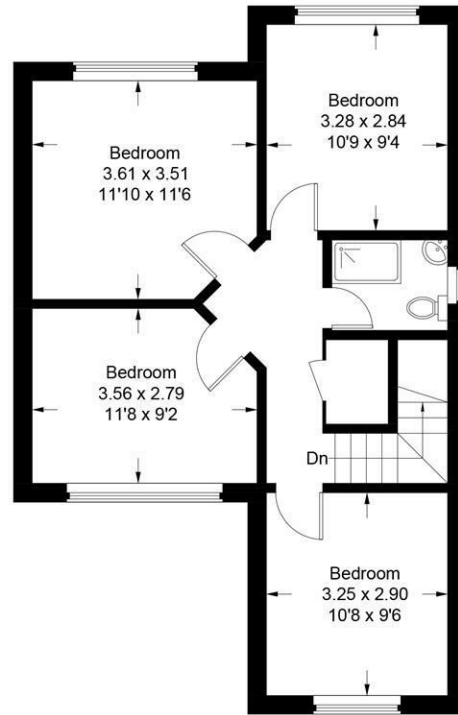
**£550,000**

- **Semi-Detached Home**
- **Five Bedrooms**
- **Two Bathrooms**
- **Modern Kitchen**
- **Larger Rear Garden**
- **Walkable to Town**
- **UPVC Double Glazing**
- **Gas Central Heating**
- **APPROX 1200 SQFT**
- **No Chain**

Approximate Gross Internal Area  
 Ground Floor = 55.3 sq m / 595 sq ft  
 First Floor = 55.4 sq m / 596 sq ft  
 Total = 110.7 sq m / 1191 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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