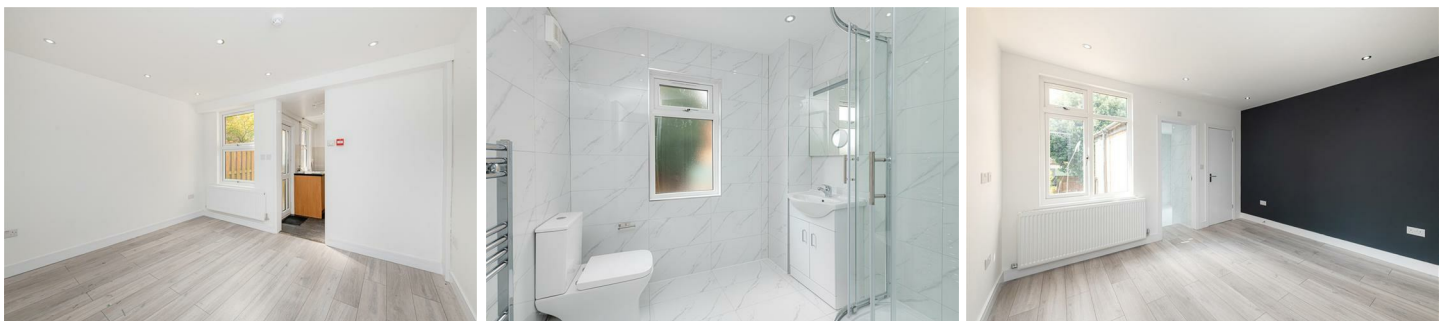




# FORD & PARTNERS

ESTATE AGENTS



## 137 West End Road, High Wycombe, HP11 2QF

**\*\* STUDENT/SHARER ACCOMMODATION \*\* All BILLS, WIFI & CLEANER INCLUDED \*\***

A stunning recently renovated three bedroom, three bathroom property situated just a short distance from Bucks New University, Town Centre and Mainline Railway Station. The property comes with the added benefit of all bills, WIFI, a cleaner included and fully furnished. Students and Sharers are welcome.

Please note, the price is per week, per room. Total rent for the property is £2795.00 PCM for three tenants.

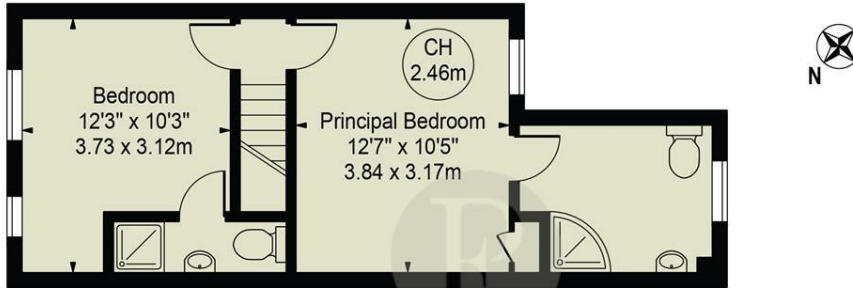
**£3,261 Per month**

**\*\* STUDENT ACCOMMODATION \*\* All BILLS & CLEANER INCLUDED \*\***

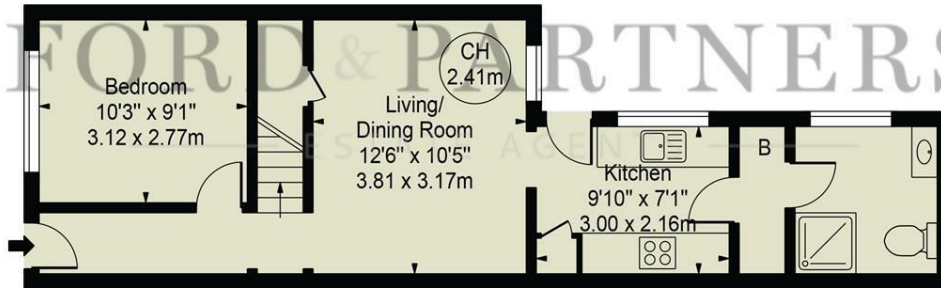
- PRIME LOCATION
- RECENTLY REFURBISHED
- PAVED REAR GARDEN
- RESIDENTS PARKING
- THREE DOUBLE BEDROOMS
- THREE BATHROOMS (TWO ENSUITE)
- BRAND NEW FURNITURE
- WIFI + CLEANER INCLUDED
- CALL NOW TO AVOID DISAPPOINTMENT

# West End Road

Approx. Gross Internal Area 820 Sq Ft - 76.18 Sq M



**First Floor**  
(373 Sq Ft - 34.65 Sq M)



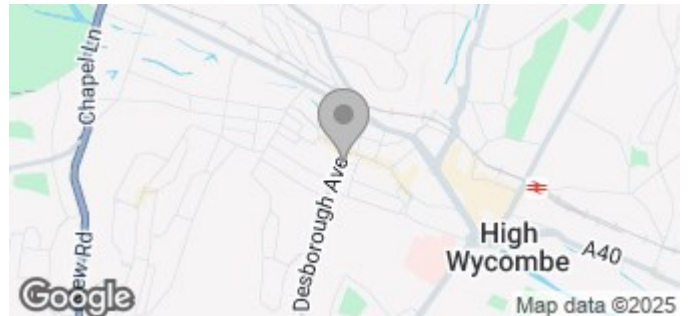
**Ground Floor**  
(447 Sq Ft - 41.53 Sq M)

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) <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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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