



# FORD & PARTNERS

ESTATE AGENTS



## 118 Hicks Farm Rise, High Wycombe, HP13 7SW

Offered with immediate availability is this well-presented 3-bedroom semi-detached house located in the sought-after area of Hicks Farm Rise, High Wycombe.

This spacious home offers a bright living room, separate dining room, and a fully fitted kitchen. Upstairs features three good-sized bedrooms, a family bathroom, and a separate W/C.

Additional highlights include a generous driveway with parking for up to 3 cars, a large private garden, and close proximity to local shops, schools, and High Wycombe train station, making it ideal for families and commuters alike.

- **Three-Bedroom Semi-Detached Home**
- **Living Room with Separate Dining Room**
- **Large Front & Rear Gardens**
- **Driveway Parking for Three Cars**
- **Recently Redecorated**
- **Family Bathroom with Separate W/C**
- **Nearby to Primary & Secondary Schools**
- **Access to Train Station & Town Centre**
- **Unfurnished**
- **Offered with Immediate Availability!**

**£2,100 Per month**

| 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<br>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<br>2002/91/EC |  |

