



FORD & PARTNERS

ESTATE AGENTS



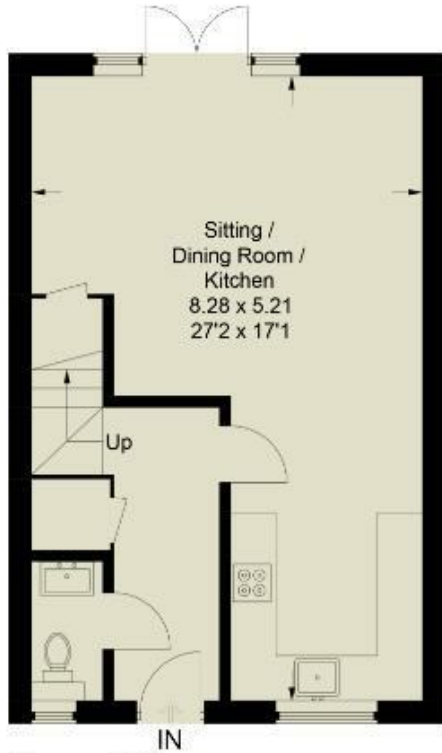
211 Hicks Farm Rise, High Wycombe, Buckinghamshire, HP13 7SG

Ford & Partners are pleased to present this three-bedroom terraced home to rent. The property consists of three bedrooms, two bathrooms (en-suite to master), downstairs w/c, open plan reception & kitchen and a private rear garden.

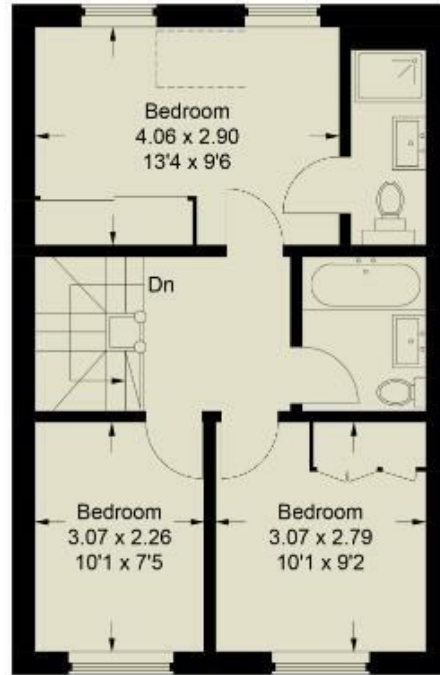
- **Three Bedrooms**
- **Two Bathrooms**
- **Gated Parking**
- **Underfloor Heating Downstairs**
- **Gas Central Heating & Double Glazing**
- **Ensuite to Master Bathroom**
- **Gated Complex**
- **Recently Constructed Family Home**
- **Fitted Wardrobes**
- **Council Tax Band - D**

£2,200 Per month

Approximate Gross Internal Area
 Ground Floor = 43.5 sq m / 468 sq ft
 First Floor = 43.2 sq m / 465 sq ft
 Total = 86.7 sq m / 933 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) A		95
(81-91) B	84	
(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	

