



# FORD & PARTNERS

ESTATE AGENTS



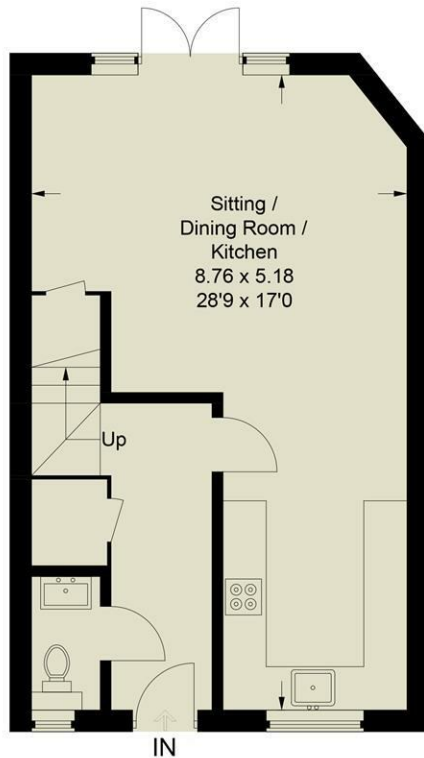
## 213 Hicks Farm Rise, High Wycombe, Buckinghamshire, HP13 7SG

Ford & Partners are pleased to present this three bedroom end of terrace house to rent in the heart of Totteridge. Located moments away from Kingswood School. It benefits from easy access across the town via road and bus. The house itself is new to the market and has never been lived in. The house consists of three bedrooms, family bathroom, en suite bathroom, reception room open to the kitchen, rear garden and parking. It features underfloor heating downstairs and gas central heating upstairs.

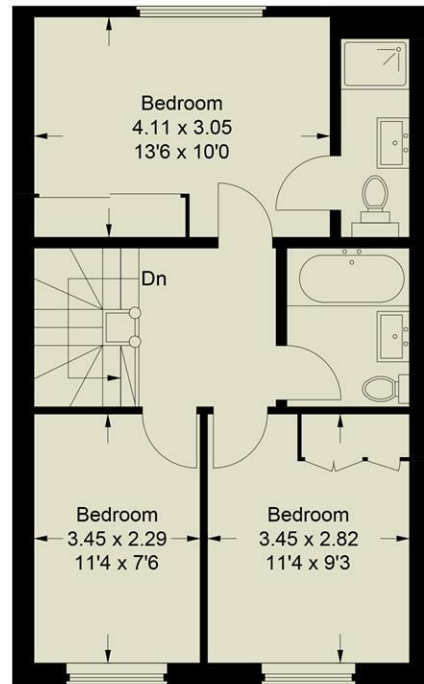
- **Three Bedrooms**
- **End of Terrace**
- **Allocated Parking**
- **Underfloor Heating**
- **Gated Complex**
- **En Suite to Master**
- **Large Reception**
- **Modern Fitted Kitchen**
- **Downstairs WC**
- **Available From 1st of August**

**£2,150 Per month**

Approximate Gross Internal Area  
 Ground Floor = 45.7 sq m / 492 sq ft  
 First Floor = 46.5 sq m / 500 sq ft  
 Total = 92.2 sq m / 992 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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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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