



# FORD & PARTNERS

ESTATE AGENTS



## Room 4 35 Hampden Road, High Wycombe, HP13 6SZ

**\*\*LARGE DOUBLE BEDROOM\*\* PROFESSIONAL/SHARER ACCOMMODATION \*\* All BILLS, WIFI & CLEANER INCLUDED \*\*.**

A large double bedroom located next to the bathroom within a shared house.

A stunning six 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. Working Professionals Welcome.

**£875 Per month**

- **LARGE DOUBLE BEDROOM**
- **FULLY FURNISHED**
- **STUNNING KITCHEN DINING AREA**
- **BEATUFIL REAR GARDEN**
- **AVAILABLE END OF SEPTEMBER 2025**
- **ALL BILLS INCLUDED**
- **CLEANER INCLUDED**
- **WIFI INCLUDED**
- **IDEAL LOCATION**
- **LOCATED NEXT TO FAMILY BATHROOM**



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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