



FORD & PARTNERS

ESTATE AGENTS



The Annexe at Rectory House Lucas Road, High Wycombe, HP13 6QG

A rare opportunity to rent a charming one-bedroom detached home on the highly desirable Lucas Road.

This inviting property features a generously sized double bedroom, a spacious open-plan kitchen, dining, and living area, and a contemporary family shower room. The home also benefits from a large double garage with integral access.

Outside, there is shared driveway parking and a rear terrace, perfect for relaxing or entertaining.

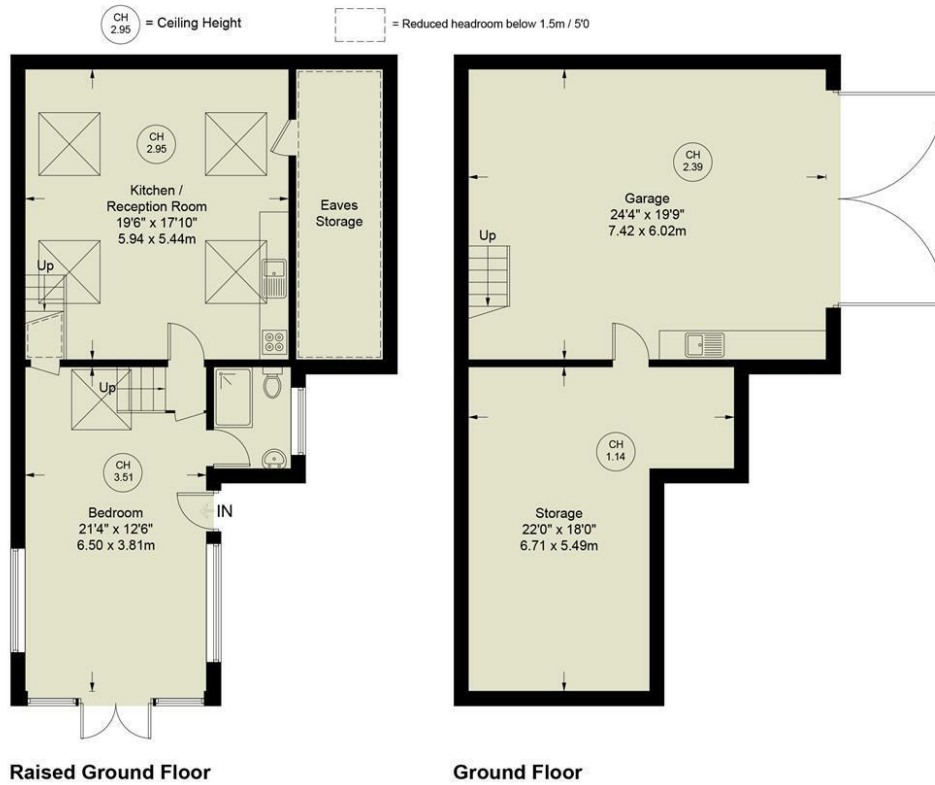
Set in the desirable Terriers & Amersham Hill area, Lucas Road is renowned for its leafy, family-friendly atmosphere. The street features spacious semi-detached homes, while High Wycombe town centre, with its shops, restaurants, and leisure facilities, is within easy reach. Excellent local schools, nearby green spaces, and the mainline rail station make this an ideal location for families and commuters alike.

- **Spacious Home - over 1500 SQFT of Accommodation**
- **Private Garden Area**
- **Large Double Garage with Additional Storage**
- **Driveway Parking (Shared)**
- **Vaulted Ceilings**
- **Highly Regarded Location**
- **Ideal for Commuters!**
- **Close Proximity to Town Centre & Railway Station**
- **Available Immediately**

£1,400 Per month

Lucas Road, HP13 6QG

Approximate Gross Internal Area
 Raised Ground Floor = 754 sq ft / 70.05 sq m
 Ground Floor = 803 sq ft / 74.60 sq m
 Total = 1557 sq ft / 144.65 sq m



Floor Plan produced for Ford & Partners by Media Arcade ©.
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	88

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	

