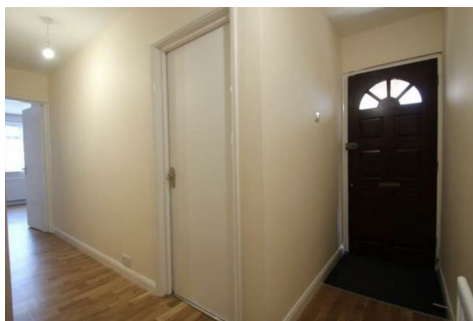




FORD & PARTNERS

ESTATE AGENTS



162a Totteridge Road, High Wycombe, Buckinghamshire, HP13 7LB

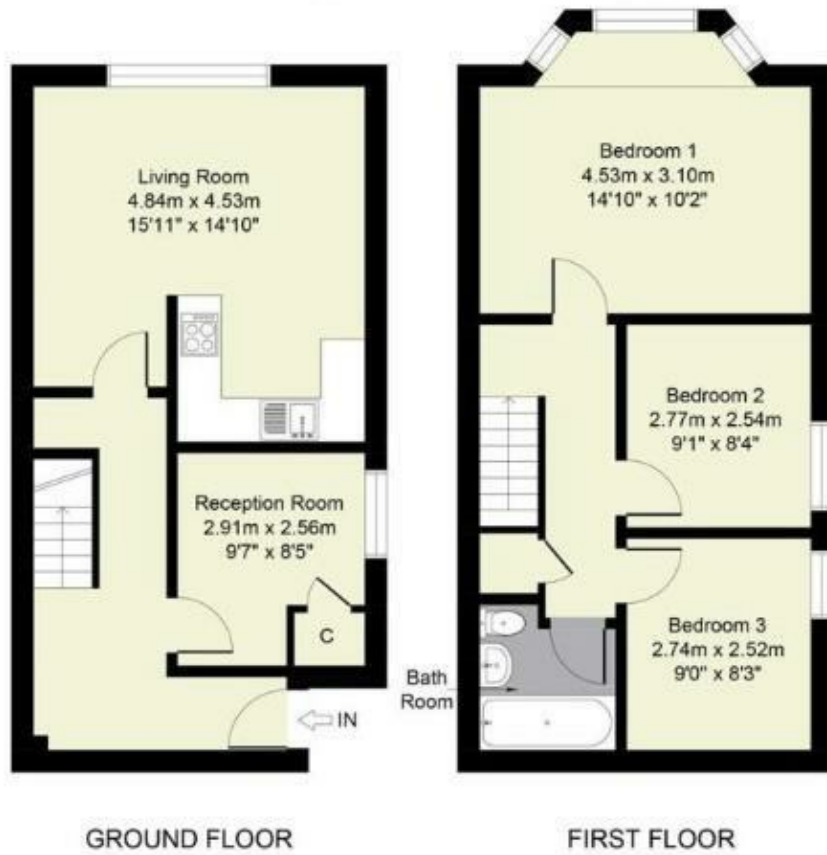
This spacious semi-detached property comprises three/four bedrooms and is situated within walking distance of High Wycombe's town centre and railway station. It's recently been redecorated through out and comprises entrance hallway, large open plan lounge/dining room/kitchen, four bedrooms and a modern family bathroom. The property benefits from UPVC double glazing, gas central heating, rear garden, driveway parking and has had a full redecoration throughout.

Housing Benefit Welcome, Zero Deposit Option Available.

- **4 Bedrooms**
- **Central Location**
- **Walk to Train Station**
- **Walk to Town Centre**
- **Driveway Parking**
- **Open Plan Kitchen/Dining/Living Room**
- **Housing Benefit Welcome**
- **Rear Garden**
- **UPVC Double Glazing**
- **Gas Central Heating**

£1,650 Per month

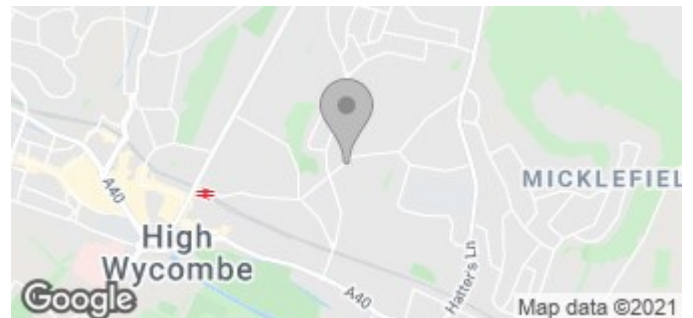
Total Approx. Floor Area 870 sq.ft / 81 sq.m



All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

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	
67	78
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	
61	75
England & Wales	
EU Directive 2002/91/EC	



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