



FORD & PARTNERS

ESTATE AGENTS



180 Hughenden Road, High Wycombe, Buckinghamshire, HP13 5PD

LANDLORDS/INVESTORS

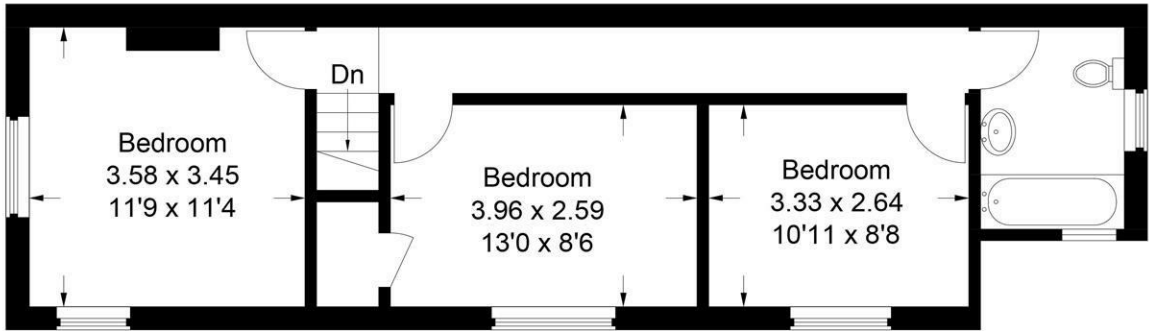
This four bedroom Victorian semi-detached property is offered in good condition throughout comprising entrance hall, living room, modern kitchen, utility room, ground floor shower room, four bedrooms and a bathroom. The property has UPVC double glazing, gas central heating, front and rear gardens and is situated within walking distance of High Wycombe town centre and railway station.

This property is also ideal for investment. If you are not looking to purchase the property as an investment, please contact us to find out an approximate completion date due to having tenants in situ.

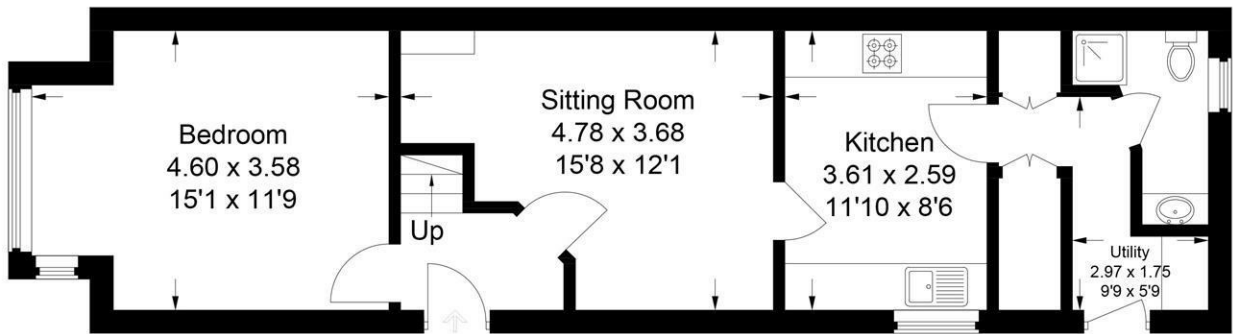
£400,000

- **Victorian**
- **4 Bedrooms**
- **2 Bathrooms**
- **1 Reception Room**
- **Large Rear Garden**
- **Modern Kitchen**
- **UPVC Double Glazing**
- **Gas Central Heating**
- **No Chain**
- **Front Garden**

Approximate Gross Internal Area
 Ground Floor = 53.3 sq m / 574 sq ft
 First Floor = 48.8 sq m / 525 sq ft
 Total = 102.1 sq m / 1099 sq ft



First Floor



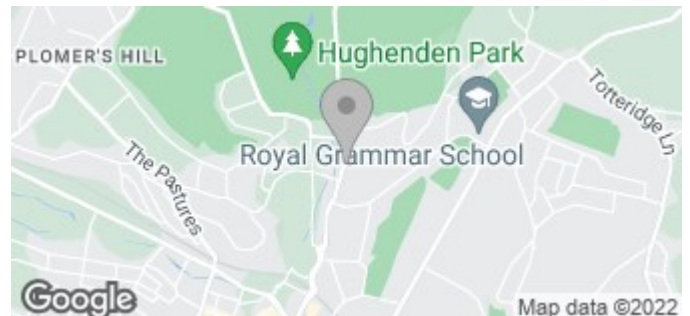
Ground Floor

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		
(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	

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	



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