



**FORD & PARTNERS**

ESTATE AGENTS



### 128 Totteridge Road, High Wycombe, HP13 6HZ

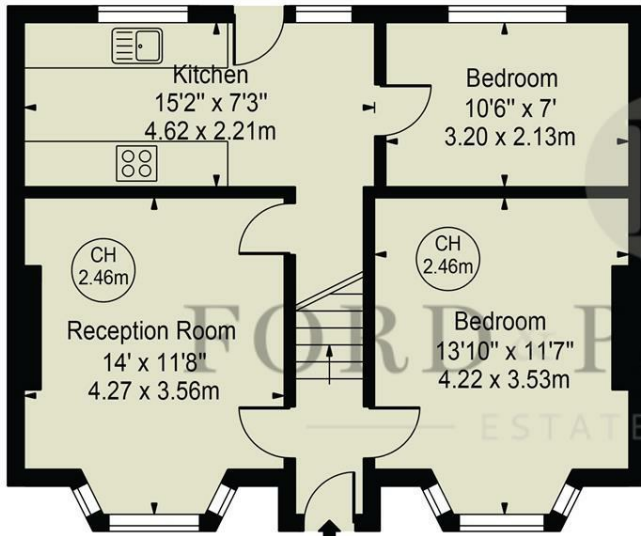
A spacious three/four bedroom semi-detached home situated just a stone's throw from the Train Station and Town Centre.

- **Spacious Three/Four Bedrooms**
- **UPVC Double Glazing**
- **Gas Central Heating**
- **Front & Rear Gardens**
- **Available from June 2024**
- **Close to Train Station**
- **Close to Town Centre**
- **Residents Parking**

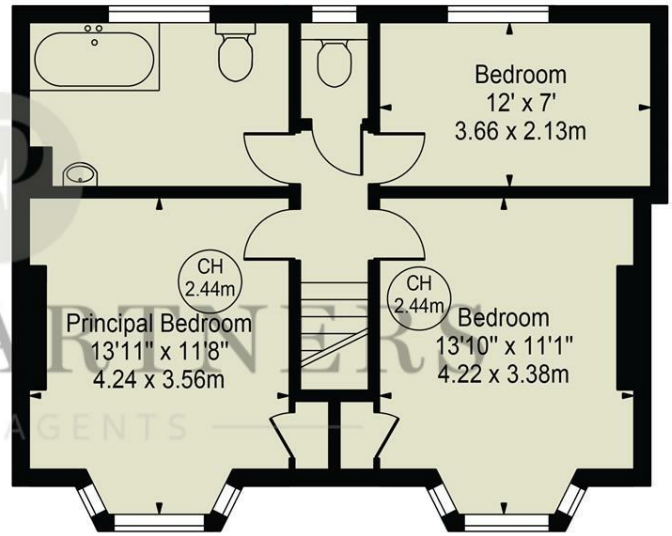
**£1,800 Per month**

# Totteridge Road

Approx. Gross Internal Area 1109 Sq Ft - 103.03 Sq M



**Ground Floor**  
(556 Sq Ft - 51.65 Sq M)



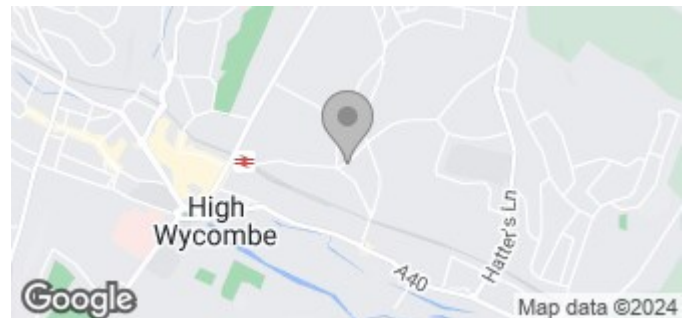
**First Floor**  
(553 Sq Ft - 51.38 Sq M)

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any contract. Copyright Morriarti Photography & Design LTD

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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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