



46 Alford Road

High Wycombe, HP12 4PP

£1,900 Per annum

46 Alford Road



Description

A beautifully presented four-bedroom semi-detached home, with off-road parking and lovely landscaped enclosed garden. The location boasts from convenient for access to the M40, schools, shops and local transport services.

Inside, the neutral contemporary décor is light with a minimalist feel. The solid wooden flooring throughout contrasts the neutral walls and the semi open-plan living room. The kitchen fittings include an fridge/freezer, dishwasher.

Upstairs, all bedrooms are excellent sizes with ample storage space. The master bedroom includes fitted furniture. The second double bedroom also has plenty of room for wardrobes and storage and the third bedroom is through room perfect for extra space or play room for young families. The family bathroom has been finished to a high standard with a modern suite.

The landscaped garden is perfect for summer time entertaining with patio area, lawn and mature shrubs.

- Well Presented Semi-detached home
- Fantastic location for schools and commuting
- Ample storage throughout
- Positioned for easy access to the M40 with its excellent links to London
- Available from mid September
- Patio and garden
- Open plan living
- 2.3 miles to the town centre
- A quiet cul de sac location

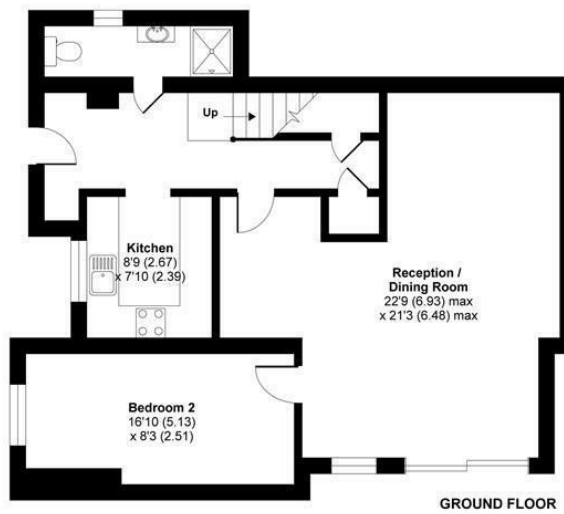
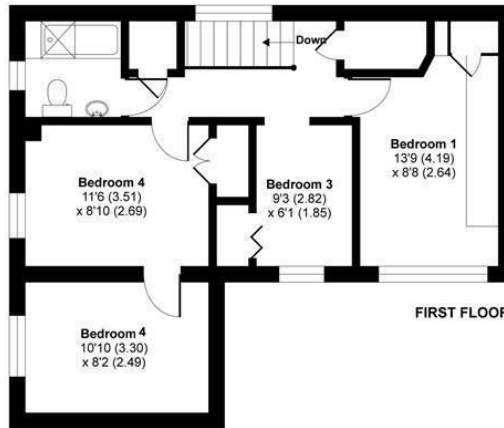




Floor Plan

Alford Road, High Wycombe, HP12

Approximate Area = 1351 sq ft / 125.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecomm 2021. Produced for Aston Gray. REF: 742277

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	

Viewing

Please contact our Head Office Office on 03333444385 if you wish to arrange a viewing appointment for this property or require further information.

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