

# Fords.

SALES | LETTINGS | NEW HOMES

**P** Mon - Sat  
9 am - 5 pm  
Permit  
holders  
only

West End Road High Wycombe HP11 2QF



## West End Road High Wycombe HP11 2QF

**£2,795 Per month**

**\*\* STUDENT/SHARER ACCOMMODATION \*\* All BILLS & WIFI \*\***

A stunning recently renovated three bedroom, three bathroom property situated just a short distance from Bucks New University, Town Centre and Mainline Railway Station. The property comes with the added benefit of all bills, WIFI, and fully furnished. Students and Sharers are welcome.

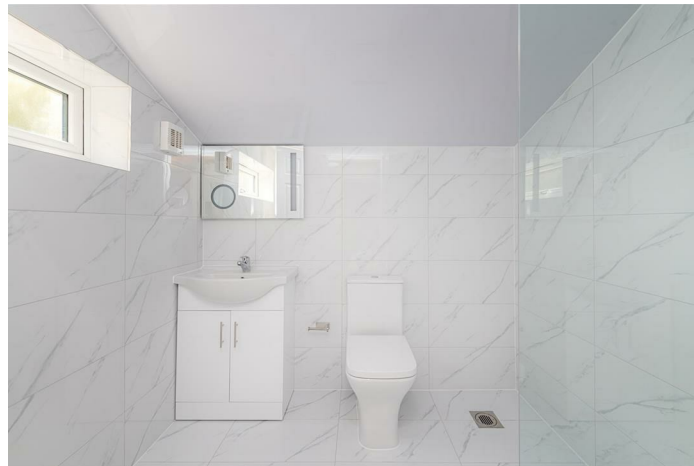
Ideally positioned for convenience and connectivity, this property is just 0.3 miles from Bucks New University Campus and High Wycombe Hospital, making it perfect for students, professionals, or healthcare workers. High Wycombe Train Station is only 0.4 miles away, offering excellent transport links for commuters. The property is also a stone's throw from a range of local amenities, including the Eden Shopping Centre, supermarkets, cafés, and restaurants, ensuring everything you need is right on your doorstep.

Please note, the price is per month, per room. Total rent for the property is £2795.00 PCM for three tenants.

Description

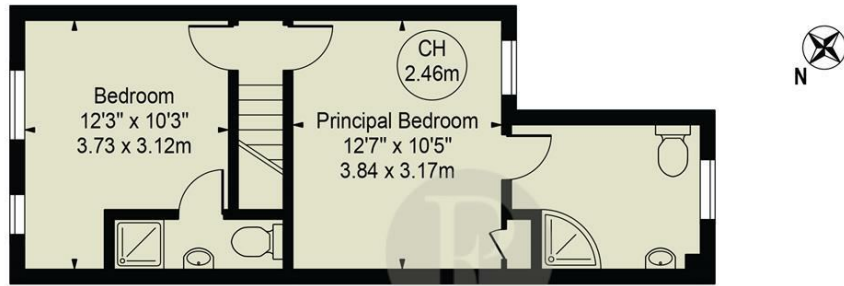


Situation

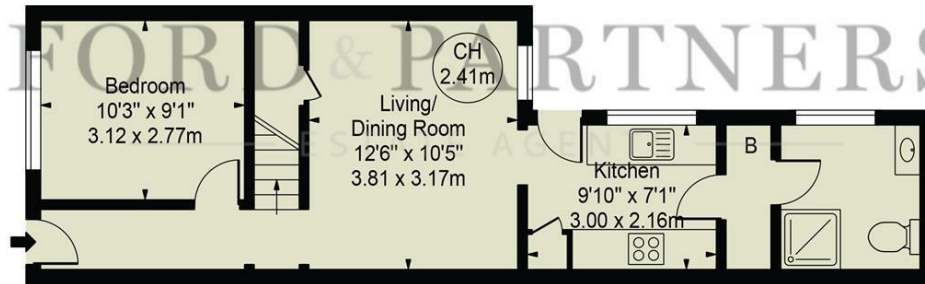


# Floor Plans

## West End Road Approx. Gross Internal Area 820 Sq Ft - 76.18 Sq M



First Floor  
(373 Sq Ft - 34.65 Sq M)

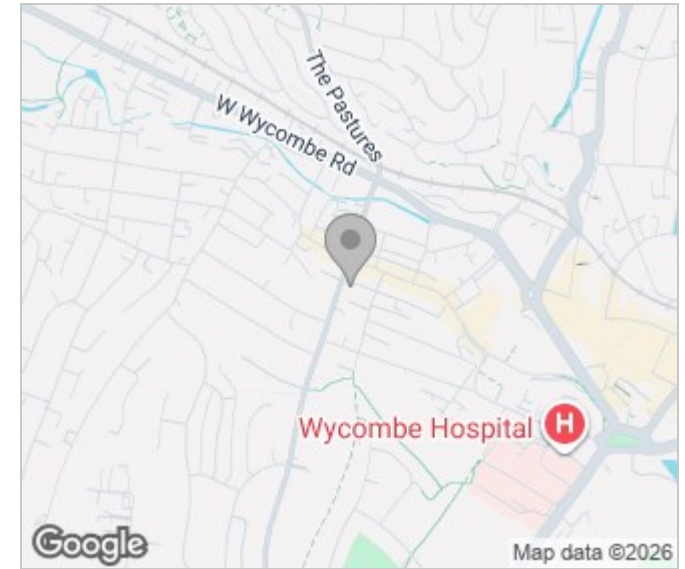


Ground Floor  
(447 Sq Ft - 41.53 Sq M)

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 sale or let. Copyright Morriarti Photography & Design LTD

# Area Map



# Energy Performance Graph

## 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	