



FORD & PARTNERS
— ESTATE AGENTS —



7 Colborne Road, High Wycombe, Buckinghamshire, HP13 6XZ

SUMMER ACCOMODATION - FROM 1ST SEPTEMBER 2026

This four bedroom semi-detached house is offered in immaculate condition and is situated within walking distance of High Wycombe town centre and railway station. The accommodation comprises entrance hall, cloakroom, large lounge/diner, modern fitted kitchen, four bedrooms and a family bathroom. The property benefits from UPVC double glazing, gas central heating, private parking and a large rear garden.

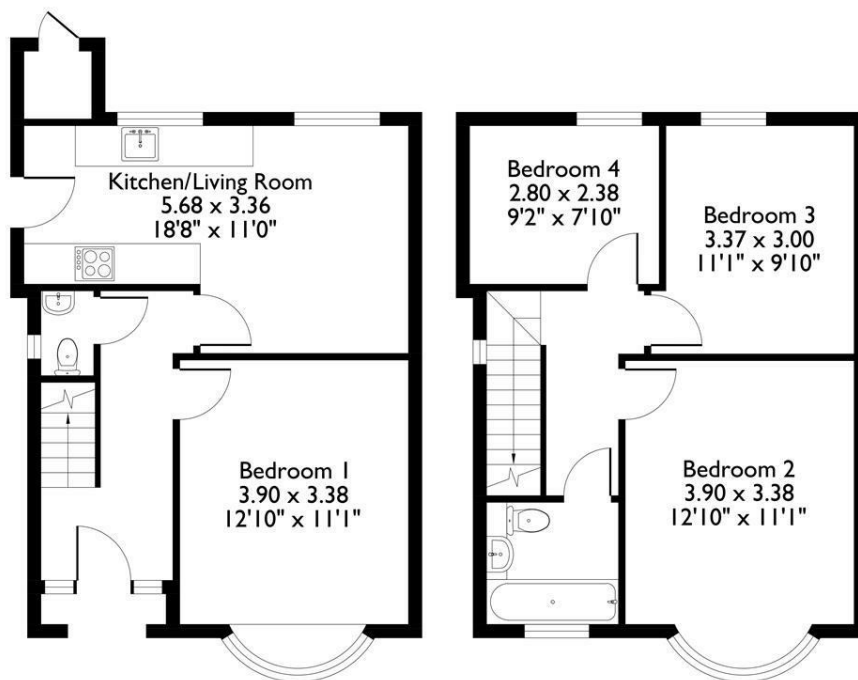
*THE RENT IS PER PERSON PER ROOM *THE HOUSE IS TO BE LET AS ONE COMPLETE UNIT *

The Rent includes Gas, Electricity & Water (Subject to Fair Use)

£185 Per week

- **4 Bedrooms**
- **Open Plan Kitchen/Living/Dining**
- **Downstairs Cloakroom**
- **Recently Refurbished**
- **Large Rear Garden**
- **Walk To Station**
- **Views**
- **Include Utilities**
- **Gas Central Heating**
- **UPVC Double Glazing**

NOT TO SCALE



Ground Floor

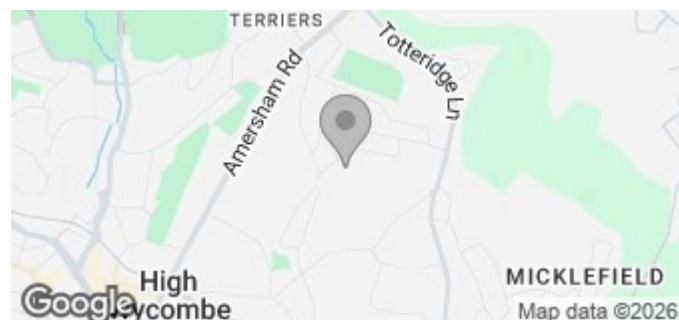
First Floor

7 Colborne Road
Approximate Floor Area
House 82.76 sq m - 891 sq ft
(Gross Internal Area)

This plan is for illustration purposes only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	55	
(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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	48	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



18 Crendon Street, High Wycombe, HP13 6LS

Tel: 01494 840600 Email: lettings@fordandpartners.com www.fordandpartners.com