

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.

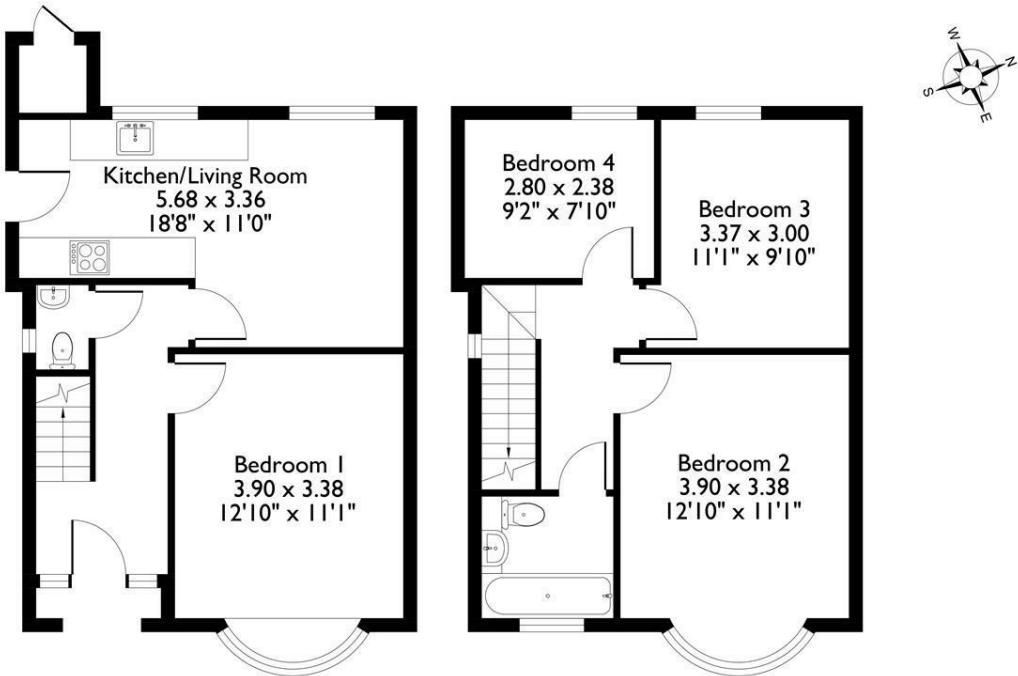
*THE RENT IS PER PERSON PER ROOM *THE HOUSE IS TO BE LET AS ONE COMPLETE UNIT *

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

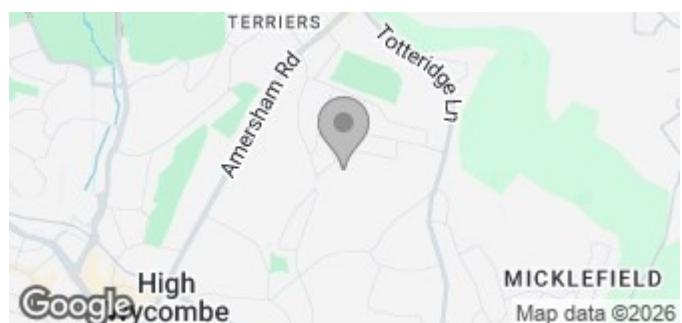
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Approximate Floor Area
House 82.76 sq m - 891 sq ft
(Gross Internal Area)

This plan is for illustration purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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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