

# Fords.

SALES | LETTINGS | NEW HOMES



## 151 Spearing Road, High Wycombe, HP12 3LB

This well-presented three-bedroom semi-detached home is situated on the popular Spearing Road and has recently been redecorated throughout. The property benefits from new flooring in the living room, as well as brand-new carpets on the stairs and in all three bedrooms.

The accommodation comprises an entrance hallway, a spacious reception room, and a generously sized kitchen fitted with appliances and offering ample space for a dining table. A family bathroom is also located on the ground floor.

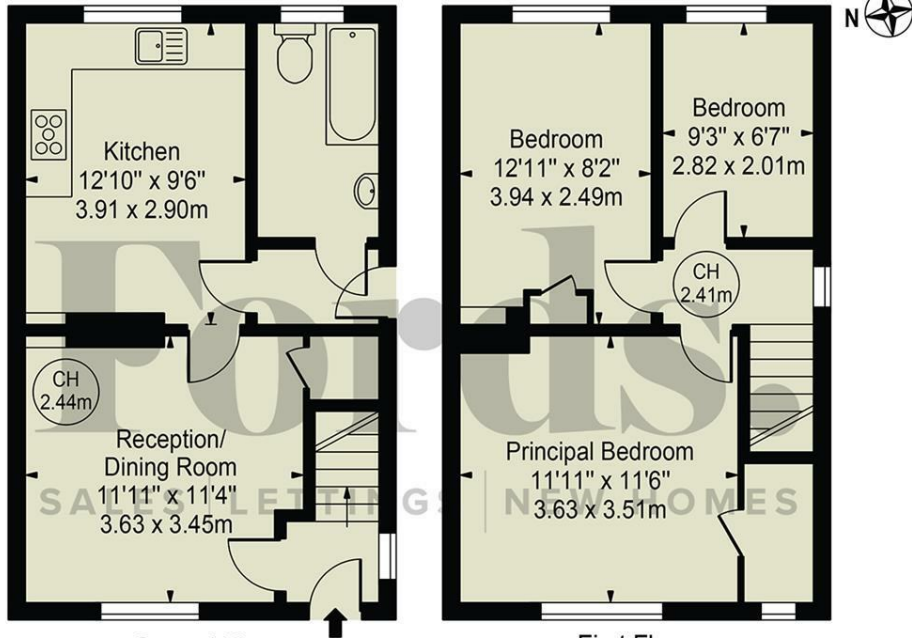
To the first floor are three bedrooms, including two double bedrooms and a single bedroom. Further benefits include gas central heating, driveway parking, and a large rear garden, making this an ideal family home.

- **Three Bedroom Family Home**
- **Driveway Parking**
- **Large Rear Garden**
- **Gas Central Heating**
- **Recently Redecorated**
- **Unfurnished**
- **Available Immediately**

**£1,700 Per month**

# Spearing Road

Approx. Gross Internal Area 762 Sq Ft - 70.79 Sq M



**Ground Floor**  
(381 Sq Ft - 35.40 Sq M)

**First Floor**  
(381 Sq Ft - 35.40 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

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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