

# Fords.

SALES | LETTINGS | NEW HOMES



Room 1, 137 West End Road, High Wycombe, HP11 2QF

**\*AVAILABLE IMMEDIATELY! - SHORT TERM LET\***

A ground floor bedroom available that forms part of a shared house of three occupants. The property has recently been refurbished and offers a modern kitchen, modern bathroom, double ensuite room, communal reception area and garden.

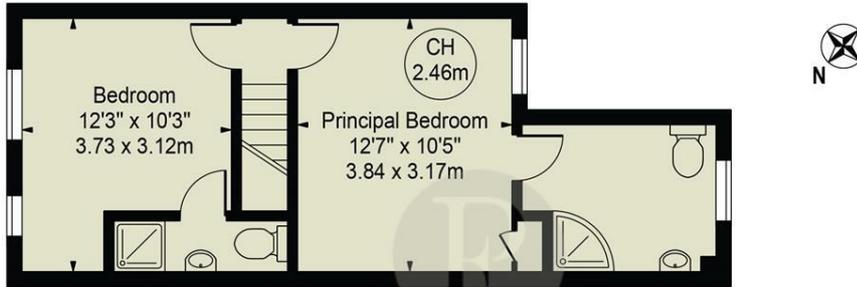
STUDENT/WORKING PROFESSIONAL ACCOMODATION - ALL BILLS INCLUDED - INCLUDING A CLEANER & WIFI.

- **DOUBLE ROOM AVAILABLE**
- **STUDENT PROPERTY**
- **ALL BILLS INCLUDED**
- **CLEANER INCLUDED**
- **WIFI INCLUDED**
- **RECENTLY RENOVATED**
- **COMMUNAL RECEPTION ROOM**
- **GARDEN**
- **TOWN CENTRE LOCATION**
- **AVAILABLE IMMEDIATELY**

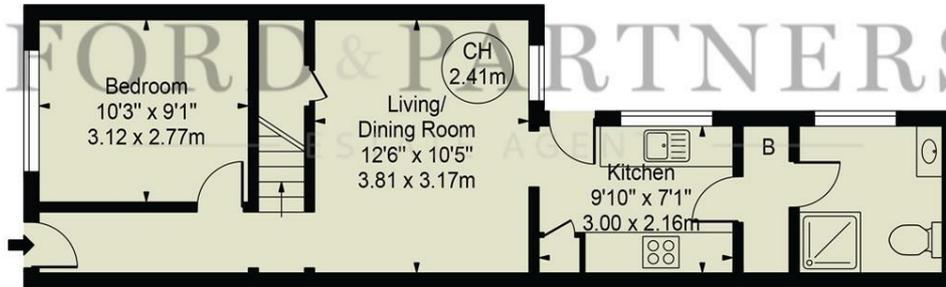
**£800 Per month**

# 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.  
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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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