

Fords.

SALES | LETTINGS | NEW HOMES



7 Shrimpton Road, High Wycombe, HP12 4PL

Situated in the popular Cressex area of High Wycombe, this newly refurbished four-bedroom semi-detached home is presented in excellent condition.

The accommodation comprises a living room, modern kitchen, double bedroom and cloakroom on the ground floor. The first floor offers three further bedrooms and a family bathroom. Outside, the property benefits from a generous garden with terrace, driveway parking and access to a garage.

Ideally located within catchment for several well-regarded primary, secondary and grammar schools, the property is also a short drive from High Wycombe town centre, the Eden Centre and the mainline train station with direct routes into London.

£2,050 Per month

- ***Refurbished Throughout***
- **Spacious & Well-Presented 4-Bedroom Home**
- **Modern Kitchen w/ Fitted Appliances**
- **Downstairs Cloakroom**
- **Gas Central Heating & UPVC Double Glazing**
- **Well-kept Garden w/ Terrace**
- **Access to Garage & Driveway**
- **Convenient Location**
- **Nearby to Town Centre & Schooling**
- **Available Immediately!**

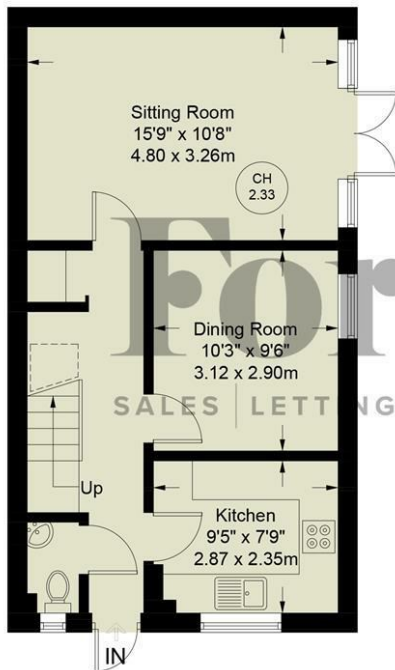
Shrimpton Road, HP12 4PL

Approximate Gross Internal Area
 Ground Floor = 43.8 sq ft / 471 sq m
 First Floor = 43.4 sq ft / 467 sq m
 Total = 87.2 sq ft / 938 sq m



= Reduced headroom below 1.5m / 5'0"

= Ceiling Height



Ground Floor

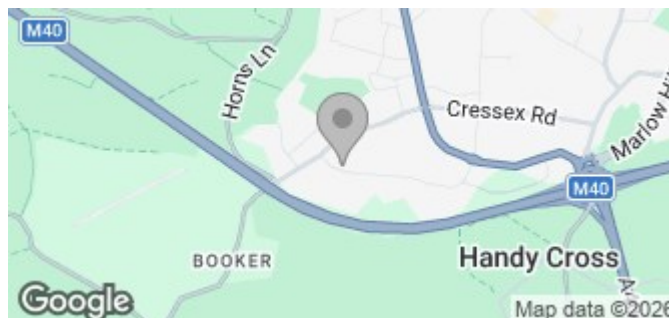


First Floor

Floor Plan produced for Ford & Partners by Media Arcade ©.
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		68	
(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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