



FORD & PARTNERS

ESTATE AGENTS



### Room 3 57 Kitchener Road, High Wycombe, HP11 2SH

All bills included | High-speed WiFi included | Suitable for working professionals and student groups

A beautifully presented, fully furnished ensuite room located in a newly refurbished property, just moments from Bucks New University and the Town Centre.

- ENSUITE ROOM WITH FITTED WARDROBES
- ALL BILLS INCLUDED
- NEWLY REFURBISHED SIX BEDROOM SHARED HOUSE
- PARKING AVAILABLE
- BRAND-NEW ENSUITE
- TV INSTALLED TO ALL ROOMS
- BRAND-NEW KITCHEN WITH DUAL OVENS
- AVAILABLE IMMEDIATELY
- RESERVE YOUR NEW HOME TODAY!
- CLOSE TO TOWN CENTRE & UNIVERSITY

**£950 Per month**

## Kitchener Road, HP11

Approximate Gross Internal Area  
 Ground Floor = 534 sq ft / 49.6 sq m  
 First Floor = 470 sq ft / 43.7 sq m  
 Second Floor = 312 sq ft / 29.0 sq m  
 Annex = 266 sq ft / 24.7 sq m  
 Total = 1582 sq ft / 147.0 sq m



Floor Plan produced for Ford & Partners by Media Arcade ©.

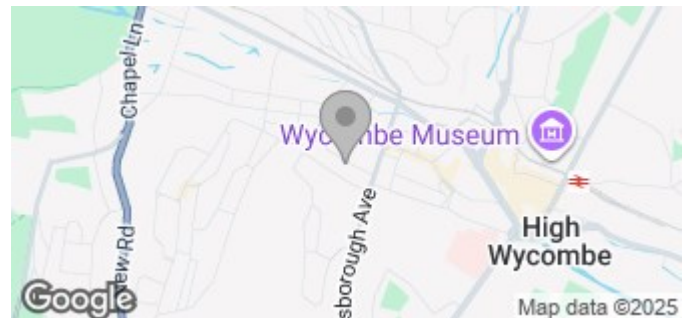
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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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