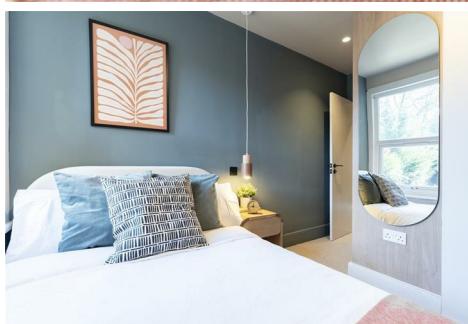




**FORD & PARTNERS**  
ESTATE AGENTS



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

\* ALL UTILITIES & WIFI INCLUDED - 6-MONTH SHORT TERM LET  
\*

A spacious double bedroom with a private en-suite shower room is available in a well-maintained shared house.

This stunning six-bedroom, five-bathroom property is ideally located just a short distance from Buckinghamshire New University and the town centre. The house is fully furnished and benefits from all bills and high-speed WiFi included, offering comfortable and hassle-free living.

- NEWLY REFURBISHED SIX BEDROOM SHARED HOUSE
- ENSUITE ROOM WITH FITTED WARDROBES
- ALL BILLS INCLUDED
- FULLY FURNISHED WITH STYLISH INTERIORS
- PARKING AVAILABLE
- BRAND-NEW ENSUITE
- BRAND-NEW KITCHEN WITH DUAL OVENS
- TV INSTALLED TO ALL ROOMS
- CLOSE TO TOWN CENTRE & UNIVERSITY
- AVAILABLE IMMEDIATELY - SHORT TERM LET!

**£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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

