



FORD & PARTNERS
ESTATE AGENTS



Rectory Cottage Lucas Road, High Wycombe, HP13 6QG

A Charming Two-Bedroom Semi-Detached Home in a Prime High Wycombe Location

This delightful two-bedroom semi-detached home is perfectly positioned on Lucas Road, one of High Wycombe's most sought-after streets. The property offers well-proportioned accommodation, including a welcoming sitting room, separate dining area, fitted kitchen, two bedrooms, and a modern family shower room.

Outside, there is off-road parking, a patio and garden area, and a terrace that enjoys peaceful views over adjoining woodland - ideal for relaxing or entertaining.

Set in the desirable Terriers & Amersham Hill area, Lucas Road is renowned for its leafy, family-friendly atmosphere. The street features spacious semi-detached homes, while High Wycombe town centre, with its shops, restaurants, and leisure facilities, is within easy reach. Excellent local schools, nearby green spaces, and the mainline rail station make this an ideal location for families and commuters alike.

- **Two Bedroom Semi-Detached Home**
- **Situated on Lucas Road**
- **Ideal Location for Mainline Train Station**
- **Small Garden Area with Additional Terrace**
- **Views over Neighbouring Woodland**
- **Available Immediately**
- **Driveway Parking (Shared)**

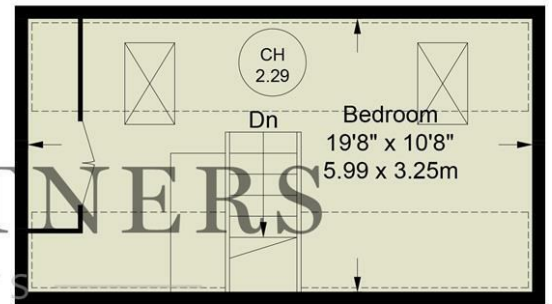
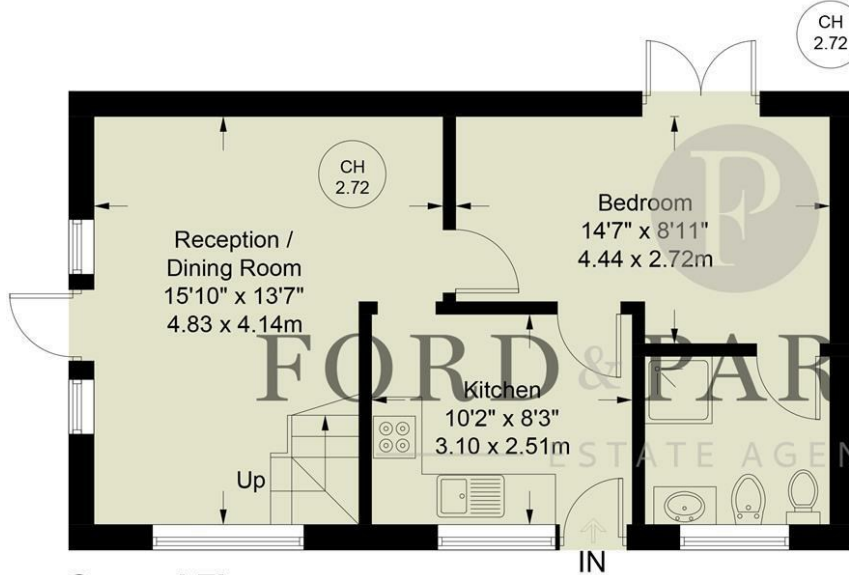
£1,600 Per month

Lucas Road, HP13 6QG

Approximate Gross Internal Area
Ground Floor = 462 sq ft / 42.9 sq m
First Floor = 210 sq ft / 19.5 sq m
Total = 672 sq ft / 62.4 sq m



CH 2.72 = Ceiling Height



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	88

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	

