



67 Rupert Avenue, High Wycombe, HP12 3NF

Ford & Partners are pleased to offer this exceptionally-well presented three-bedroom home located on a quiet private road in the popular Cressex area of High Wycombe.

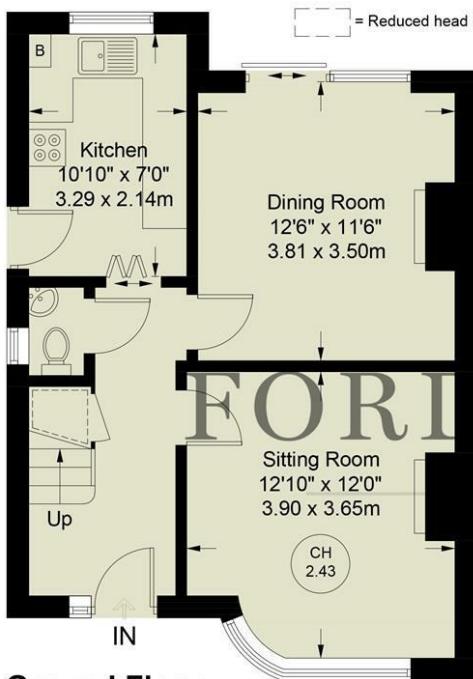
- **Impressive Three-Bedroom Semi-Detached Home**
- **Quiet Private Road Location**
- **Large 2-3 Car Driveway & Separate Garage**
- **Expansive Rear Garden w/ Decking Area**
- **Gas Central Heating and UPVC Double Glazing**
- **Separate Living Room & Dining Room**
- **Recently Redecorated**
- **Excellent Schooling Nearby**
- **Nearby to Town Centre & Junction 4 M40**
- **Potential for Extension (STPP)**

£600,000

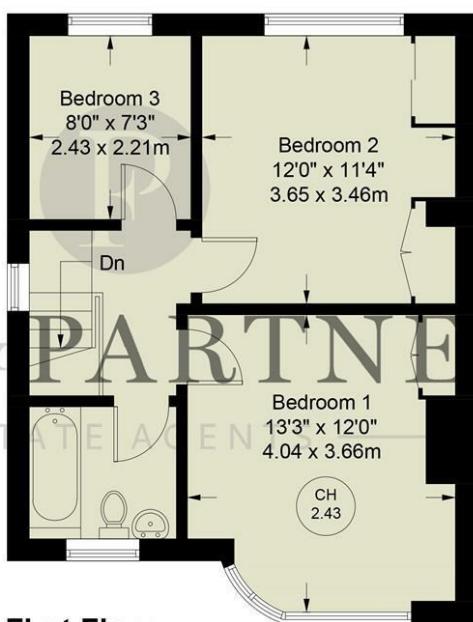
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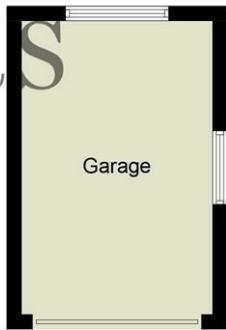
Approximate Gross Internal Area
 Ground Floor = 478 sq ft / 44.4 sq m
 First Floor = 456 sq ft / 42.4 sq m
 Total = 934 sq ft / 86.8 sq m
 (Excluding Garage)



Ground Floor



First Floor



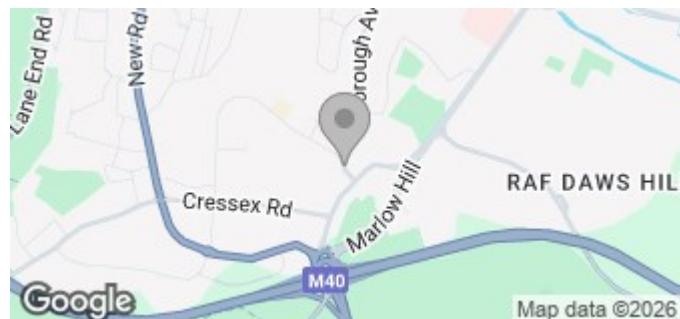
(Not Shown In Actual Location / Orientation)

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		

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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