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26 Combe Rise, High Wycombe, HP12 4JE

Ford & Partners are pleased to offer this exceptionally well-presented 3-bedroom semi-detached family home in the heart of Sands, High Wycombe; a popular residential location.

The property comprises a fully fitted kitchen and spacious lounge/diner offering far reaching views over the beautiful Chilterns landscape. This home offers a well-proportioned principal bedroom with fitted wardrobes, two additional bedrooms, a recently redecorated family bathroom, and separate w/c. To the rear of the property you will find it's wonderfully landscaped gardens with decking and child's play area.

Spacious, versatile, and comfortable, this property enjoys excellent links to the M40 and High Wycombe town centre - perfect for families and commuters alike.


- **3-Bedroom Semi-Detached House**
- **Quiet Residential Location**
- **Spacious Loung/Diner**
- **Modern Fitted Kitchen**
- **Family Bathroom + W/C**
- **Far Reaching Views**
- **Gas Central Heating**
- **UPVC Double Glazing**
- **Nearby to Town Centre & Schooling**

£1,750 Per month

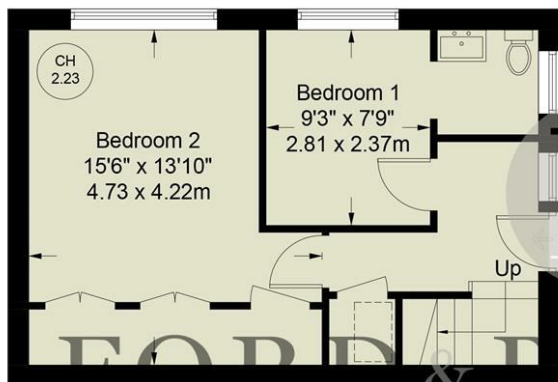
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Approximate Gross Internal Area
 Ground Floor = 379 sq ft / 35.2 sq m
 First Floor = 630 sq ft / 58.5 sq m
 Total = 1009 sq ft / 93.7 sq m



 = 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			
(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	59	81

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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