



# FORD & PARTNERS

ESTATE AGENTS



## 9 Smewin Court Kitchener Road, High Wycombe, HP11 2TA

Ford & Partners are pleased to present this well-kept 1-bedroom end-of-terrace home located in the heart of High Wycombe.

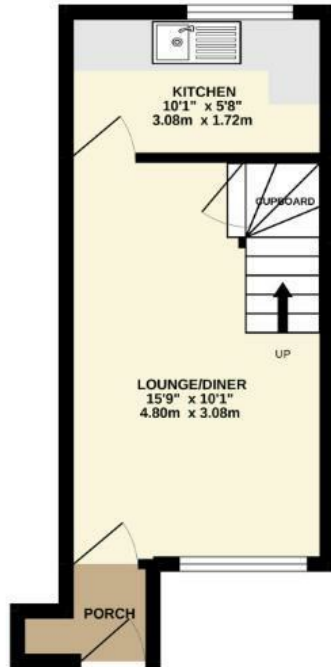
The property not only offers comfortable living for a working professional or couple, but includes amenities such as allocated parking, as well as easy access to the town centre and junction 4 of the M40.

Offered with immediate availability, don't miss your chance to take residence at this quaint 1-bedroom home!

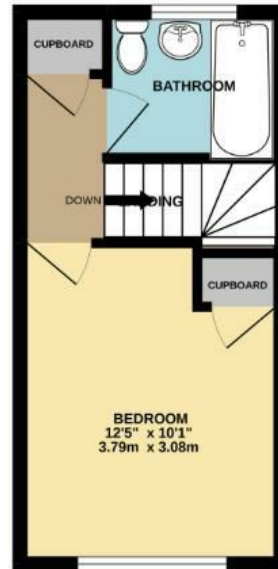
- **1-Bedroom End-of-Terrace Home**
- **Boutique Development**
- **Allocated Parking**
- **Gas Central Heating**
- **Double Glazing**
- **Close to Town Centre**
- **Close to Junction 4 of M40**
- **Available Immediately!**

**£1,250 Per month**

GROUND FLOOR  
233 sq.ft. (21.6 sq.m.) approx.



1ST FLOOR  
216 sq.ft. (20.1 sq.m.) approx.



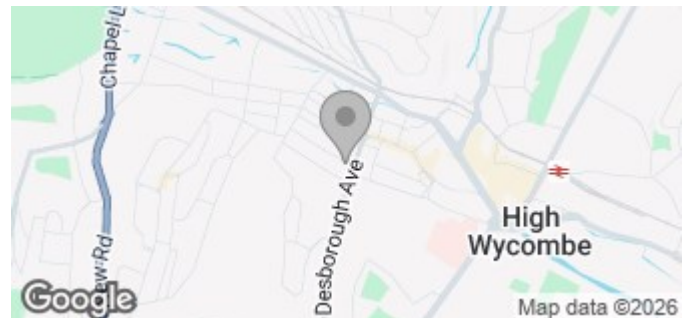
TOTAL FLOOR AREA : 449 sq.ft. (41.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### 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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