

Fords.

SALES | LETTINGS | NEW HOMES



19 Miersfield, High Wycombe, HP11 1TX

An immaculately presented 3 double-bedroom semi-detached home, ideally situated in a sought-after cul-de-sac just a quarter of a mile from Junction 4 of the M40.

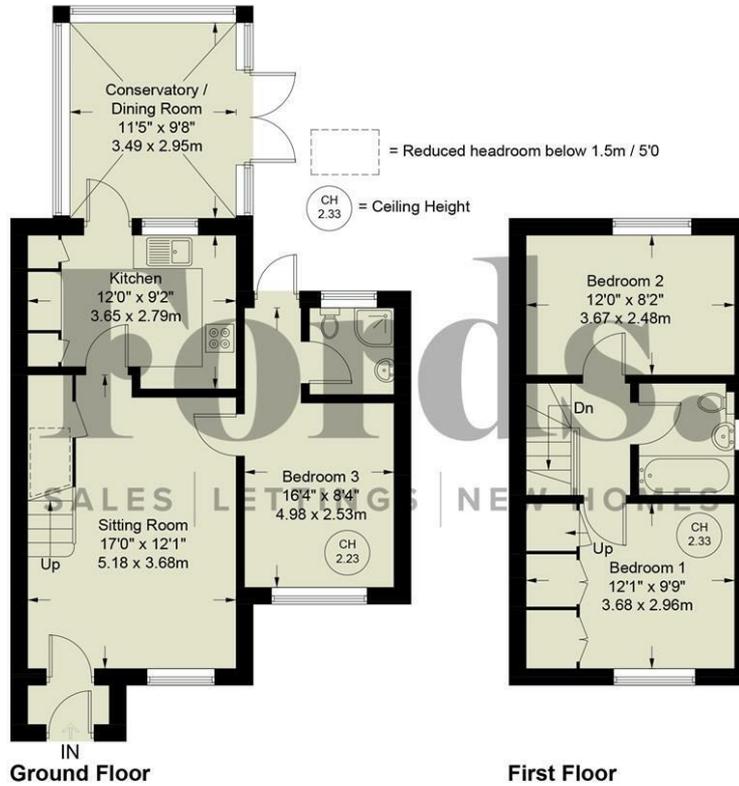
The well-appointed accommodation comprises a spacious living room, a modern kitchen with breakfast bar, conservatory area, and modern ground floor ensuite bedroom. Upstairs offers two more generous double bedrooms and a recently refitted bathroom. Externally, the property benefits from driveway parking to the front and a private rear garden.

- **3-Bedroom Semi-Detached Home**
- **Large Living Room & Kitchen**
- **Spacious Conservatory**
- **Three Double Bedrooms**
- **Two Modern Bathrooms**
- **Gas Central Heating**
- **UPVC Double Glazing**
- **Driveway & Private Rear Garden**
- **Close to J4 of M40**
- **Close to Grammar Schools**

£1,850 Per month

Miersfield, HP11 1TX

Approximate Gross Internal Area
 Ground Floor = 601 sq ft / 55.8 sq m
 First Floor = 309 sq ft / 28.7 sq m
 Total = 910 sq ft / 84.5 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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	63	79

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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