



FORD & PARTNERS

— ESTATE AGENTS —



Rectory House Lucas Road, High Wycombe, Buckinghamshire, HP13 6QG

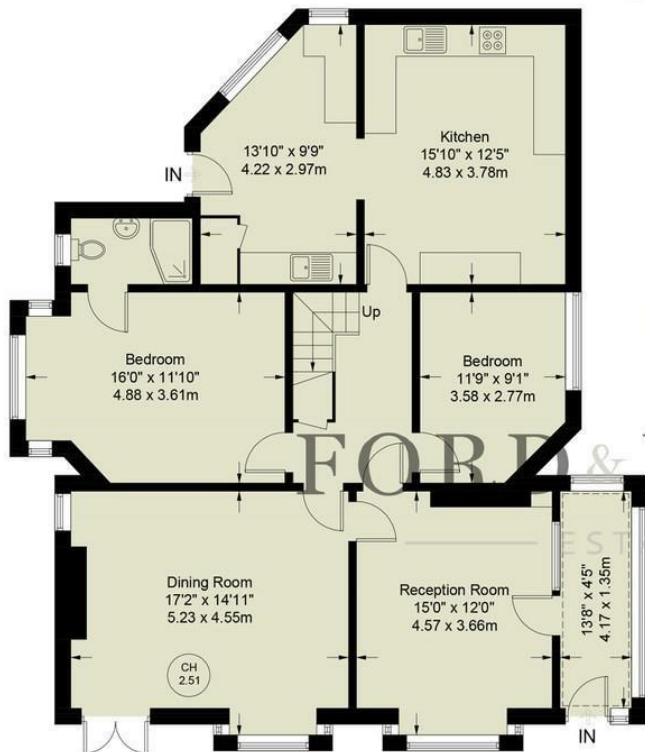
An unique opportunity to rent a large family residence boasting 2,200 SQFT of accommodation situated on one of High Wycombe's most prestigious roads.

- **Available Soon in a Highly Desirable Location**
- **Undergoing a Complete Redecorated**
- **Electric Gates**
- **South-Facing Garden**
- **Over 2200 SQFT**
- **Fantastic School Catchment**
- **Close to Mainline Train Station**
- **Amersham Hill Conservation Area**
- **Garage & Driveway Parking for 5 Cars**

£3,000 Per month

Rectory House, Lucas Road

Approximate Gross Internal Area
Ground Floor = 1268 sq ft / 117.8 sq m
First Floor = 961 sq ft / 89.3 sq m
Total = 2229 sq ft / 207.1 sq m



Ground Floor

= Reduced headroom below 1.5m / 5'0"
 = Ceiling Height



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	

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	

