

# Fords.

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Rupert Avenue High Wycombe HP12 3NF



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**Offers over £575,000**

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.

## Description

This beautifully-presented three-bedroom semi-detached home offers bright, well-proportioned living throughout. The ground floor features a separate living room, a generous dining room with sliding doors to the garden, modern kitchen, and separate W/C. Upstairs are three bedrooms and a contemporary family bathroom. The property boasts an impressive large rear garden with a substantial decking area, ideal for entertaining and relaxation. Further benefits include access to a large garage and a 2-3 car driveway.

## Situation

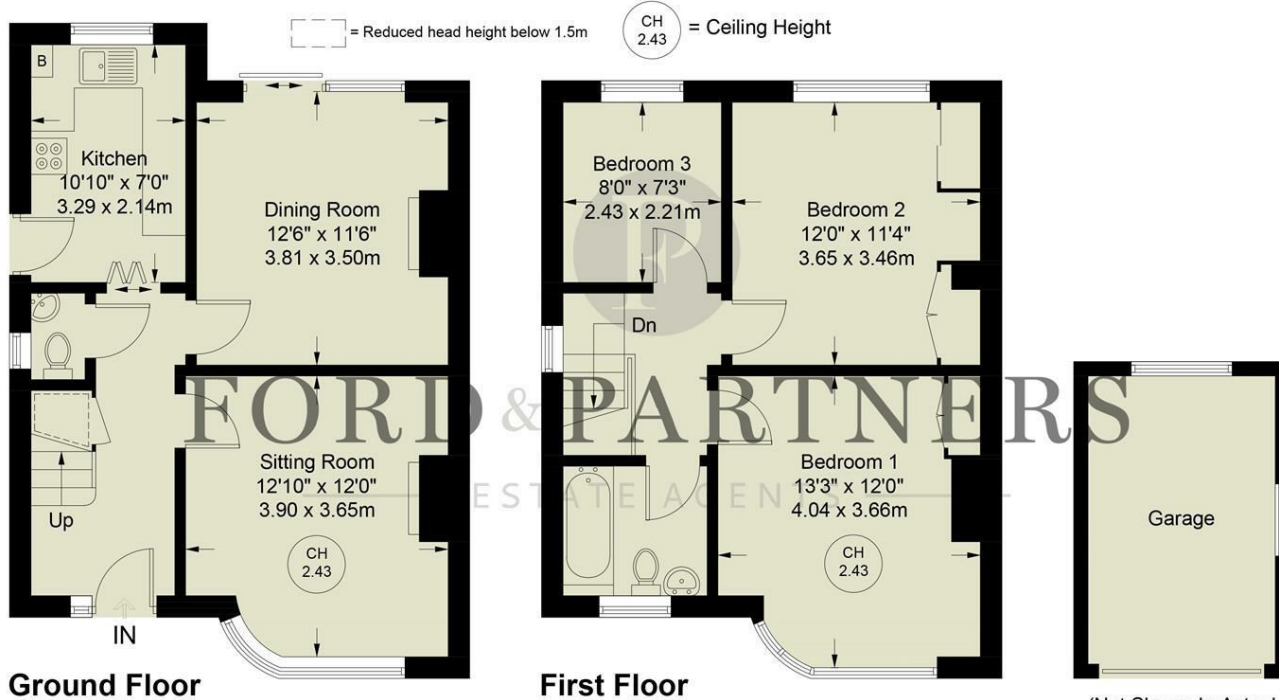
Situated on a private road in the sought-after Cressex area of High Wycombe, residents can enjoy the easy access to grammar schooling with John Hampden Grammar School and Wycombe High School just around the corner. Nearby you will also find a various supermarkets, gym and sports facilities, as well as easy access to Junction 4 of the M40.



# Floor Plans

## Rupert Avenue, HP12 3NF

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)



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.

# Area Map



# Energy Performance Graph

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</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		

**England & Wales** EU Directive 2002/91/EC