

Fords.

SALES | LETTINGS | NEW HOMES



53 Walton Drive, High Wycombe, HP13 6TS

Located on a quiet residential road, this well-proportioned three-bedroom home features a spacious reception area, a large kitchen/breakfast room with direct garden access, and a practical utility/cloakroom.

The property also benefits from a beautifully landscaped 120ft+ rear garden with patios and a detached garage, ideal for both relaxing and entertaining.

- **Three Bedroom Semi-Detached Home**
- **Large Garden Extending to 120 Feet!**
- **Modern Kitchen Breakfast Room**
- **Spacious Utility/W.C**
- **Solar Panels Improving Energy Efficiency**
- **Principal Bedroom with Fitted Wardrobes**
- **Landscaped Front & Rear Gardens**
- **Large Detached Garage with Parking for Several Cars**
- **Available Immediately!**

£1,900 Per month

Walton Drive, HP13

Approximate Gross Internal Area
 Ground Floor = 689 sq ft / 64.0 sq m
 First Floor = 457 sq ft / 42.5 sq m
 Double Garage = 372 sq ft / 34.6 sq m
 Total = 1518 sq ft / 141.1 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	73	75

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		

