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ESTATE AGENTS



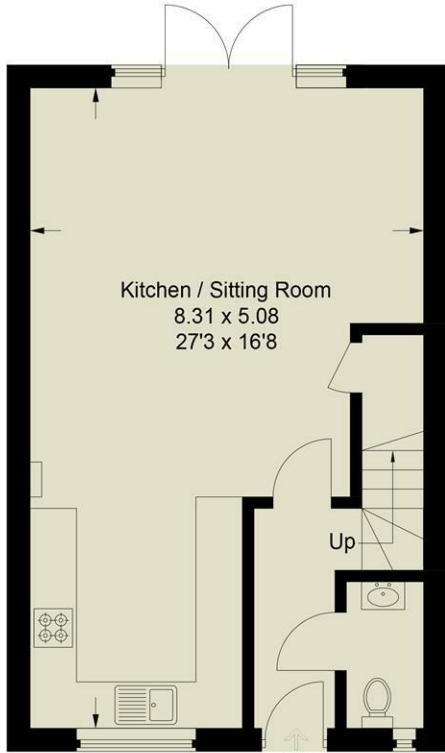
210B Hatters Lane, High Wycombe, Buckinghamshire, HP13 7LY

A recently constructed three bedroom semi-detached home situated in the popular area of Totteridge. The property consists of three bedrooms, open plan reception/kitchen, downstairs w/c, family bathroom and en-suite bathroom to the master bedroom. The house further benefits from parking and downstairs underfloor heating.

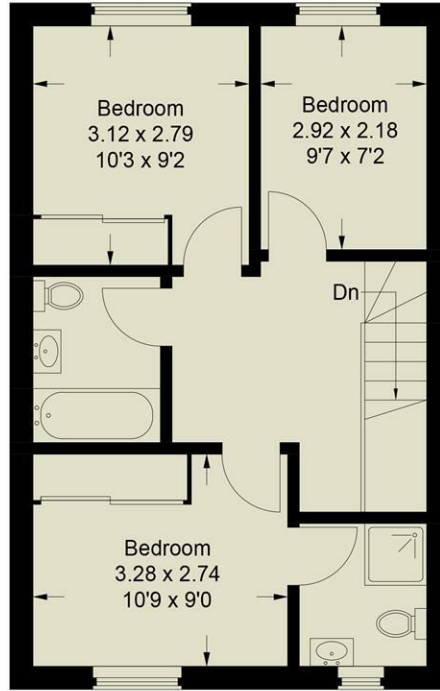
- **Recently Constructed Luxury Home**
- **Three Bedrooms**
- **Semi Detached**
- **Underfloor Heating Downstairs**
- **Parking**
- **Private Garden**
- **Large Modern Kitchen Suite**
- **En Suite Bathroom to Master Bedroom**
- **Prominent Location**
- **Available 15th April 2024**

£2,000 Per month

Approximate Gross Internal Area
 Ground Floor = 42.7 sq m / 460 sq ft
 First Floor = 42.3 sq m / 455 sq ft
 Total = 85.0 sq m / 915 sq ft



Ground Floor



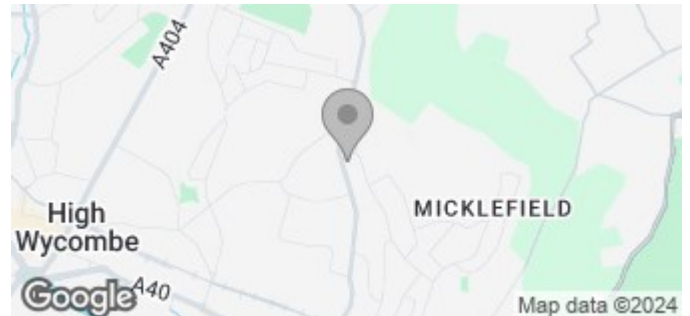
First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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		



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