



FORD & PARTNERS

ESTATE AGENTS



## 69 Disraeli Crescent, High Wycombe, HP13 5EW

An imposing five bedroom detached family home situated in a tranquil setting just a stone's throw from Hughenden Park.

- **Five Bedroom Detached Family Home**
- **Two Bathrooms**
- **Spacious Rear Garden**
- **Driveway Parking for 3 to 4 Cars**
- **Double Garage**
- **Popular Location for Families**
- **Close to Excellent Schooling**
- **Close to National Trust - Hughenden**
- **Available Immediately**
- **West-Facing Rear Garden**

**£2,750 Per month**

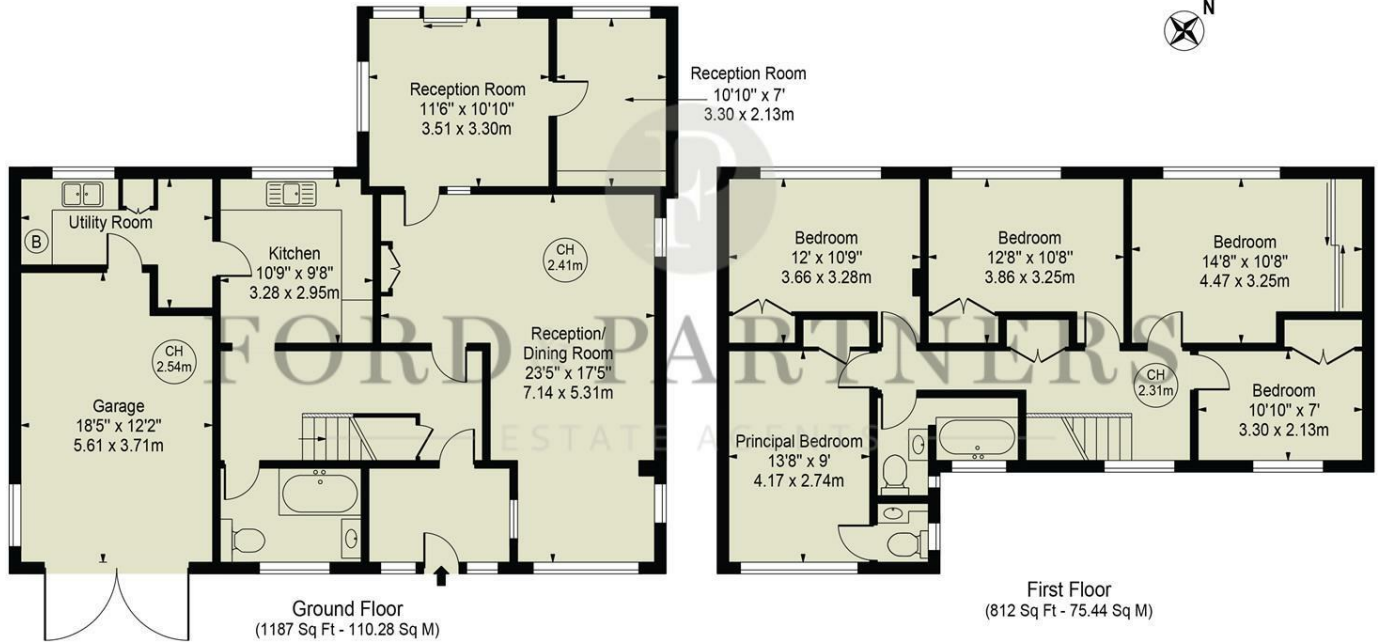


## Disraeli Crescent

Approx. Total Internal Area 1999 Sq Ft - 185.71 Sq M

(Including Garage)

Approx. Gross Internal Area Of Garage 216 Sq Ft - 20.07 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

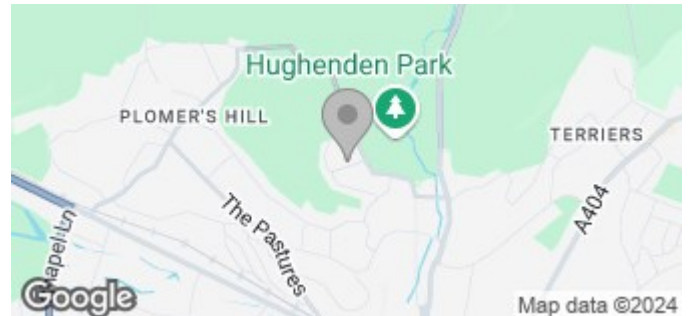
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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