



**FORD & PARTNERS**

ESTATE AGENTS



## 7 Bramley Close, High Wycombe, HP12 4FG

**\*Premium Development // Video Tour // Available Immediately!\***

An outstanding collection of just three newly built homes situated on a private road, available for immediate occupation - only two remaining!

- Available Immediately - Only Two Remaining!
- A Collection of Three Newly Built Homes
- Energy Efficient with Solar Panels - EPC expected at B
- Excellent Location Close to Schools & Transport Links
- Stunning Principal Bedroom with Ensuite
- Full Fibre Internet, EV charger and Underfloor Heating
- Integrated Appliances
- Shed
- Low Maintenance Rear Gardens
- Quiet Cul-De-Sac

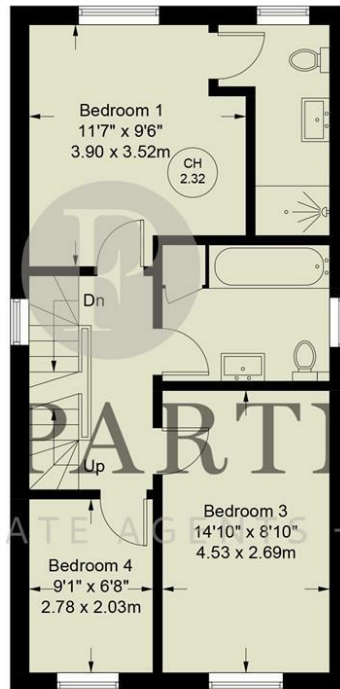
**£3,000 Per month**

## Bramley Close, HP12 4FG

Approximate Gross Internal Area  
Ground Floor = 549 sq ft / 51.0 sq m  
First Floor = 546 sq ft / 50.7 sq m  
Second Floor = 346 sq ft / 32.2 sq m  
Total = 1441 sq ft / 133.9 sq m



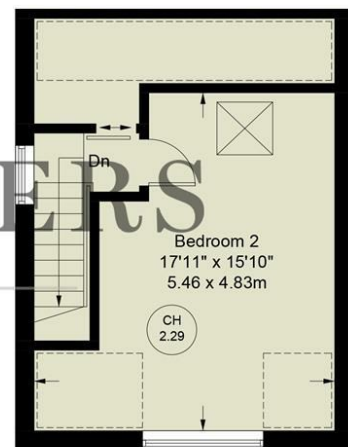
Ground Floor



First Floor

CH 2.36 = Ceiling Height

[Dashed box] = Reduced headroom below 1.5m / 5'0



Second Floor

Floor Plan produced for Ford & Partners by Media Arcade ©.

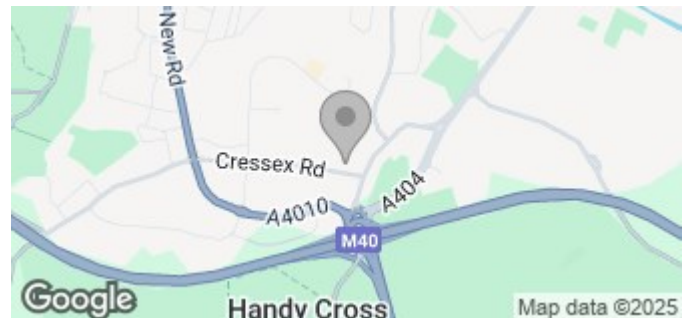
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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	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	EU Directive 2002/91/EC



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