



61 Southfield Road, High Wycombe, Buckinghamshire, HP13 5JZ

Guide Price £450,000

61 Southfield Road
High Wycombe
Buckinghamshire
HP13 5JZ

SOLD STC - SIMILAR REQUIRED!!

please still email us your details if you want to be notified if this property becomes available again or for similar properties

Council Tax

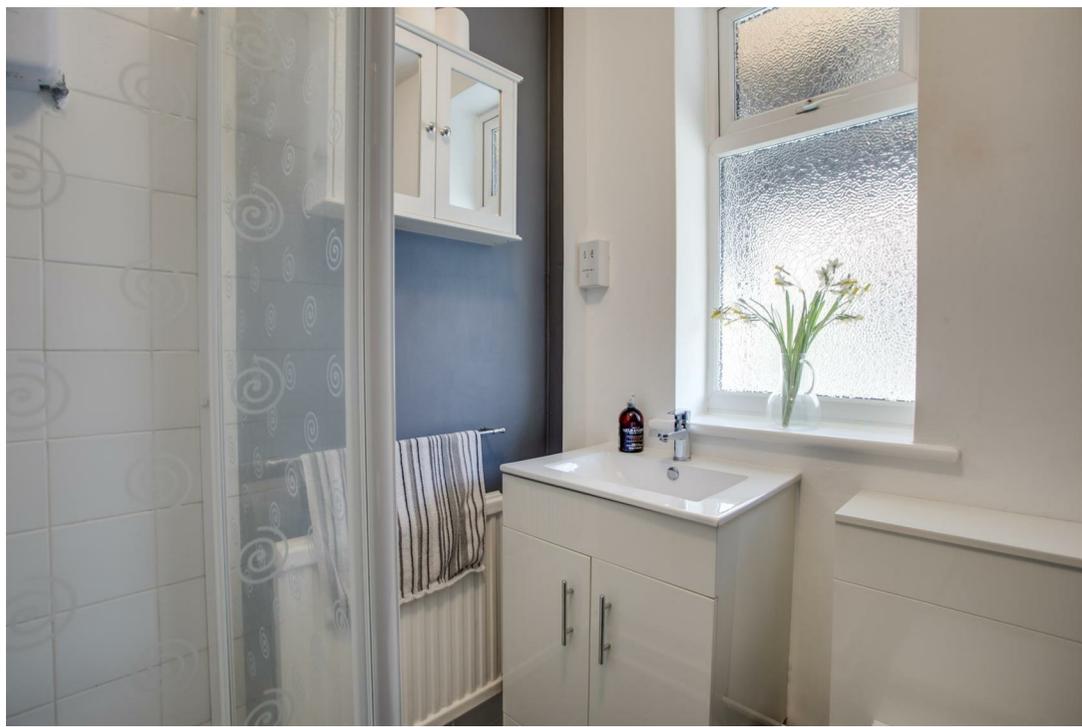
Buckinghamshire Council
Your council tax band: D
Amount: £1,722.67

Covid-19 Viewing Guidelines (April 2021)

To try to ensure the safety of clients and this property has the following restrictions:

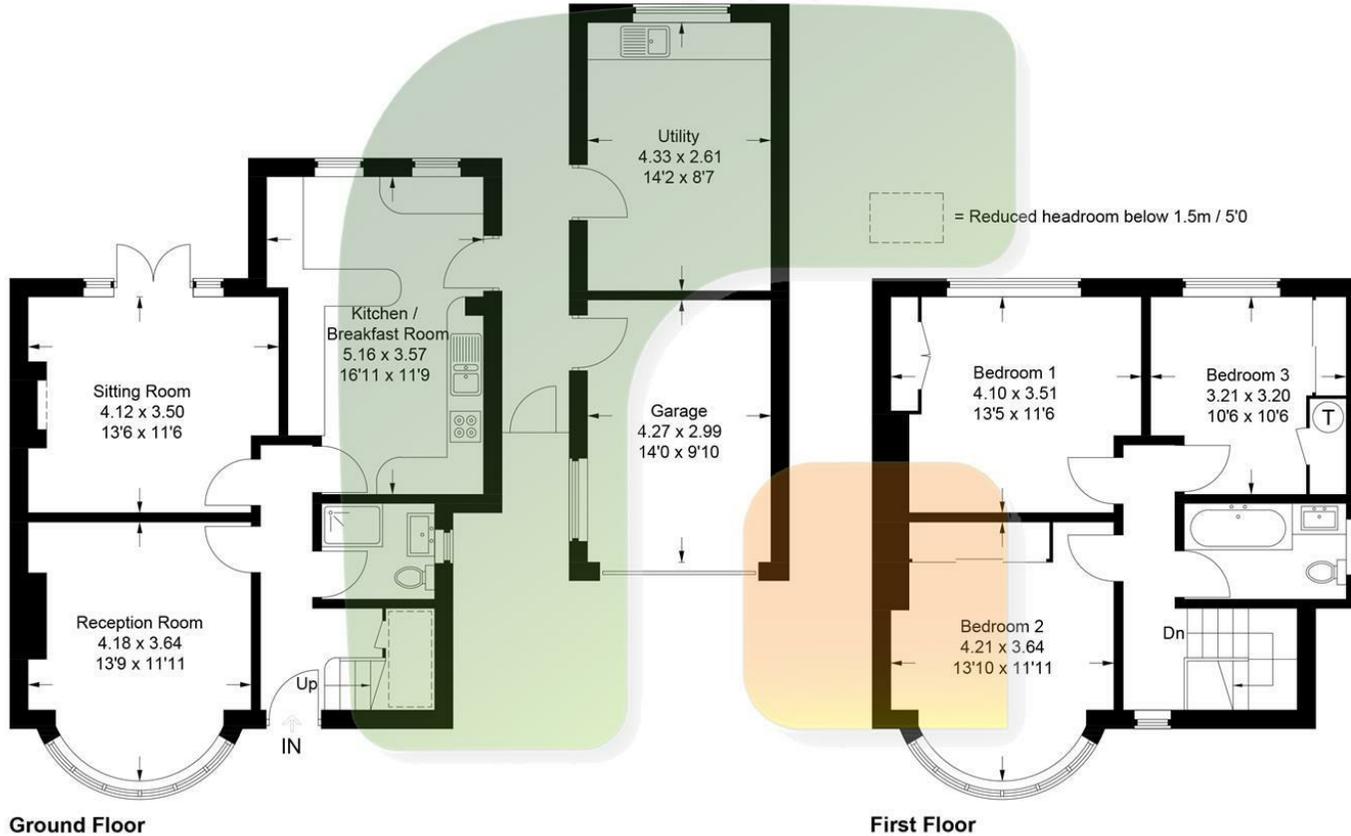
- 1) Before requesting a visit you must take the virtual tour of the property and visit the property externally.
- 2) We must continue to restrict access for children. A maximum of two adults may attend a viewing.
- 3) Protective equipment will be worn by the estate agent and/or owner. Viewers must also wear a protective face covering and must not touch anything during the viewing.





3 BEDROOMS | 3 RECEPTION ROOMS | 2 BATHROOMS / TOILETS | 1446.00 sq ft | COUNCIL TAX BAND D

61 Southfield Road
 Approximate Gross Internal Area
 Ground Floor = 57 sq m / 613 sq ft
 First Floor = 50.9 sq m / 548 sq ft
 Garage / Utility = 26.5 sq m / 285 sq ft
 Total = 134.4 sq m / 1,446 sq ft



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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A		Very environmentally friendly - lower CO ₂ emissions (82-91) A	
(81-91) B		(61-81) B	
(69-80) C		(50-60) C	
(55-68) D		(39-49) D	
(39-54) E		(28-38) E	
(21-38) F		(17-27) F	
(1-20) G		(1-16) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Robertsons for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.