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ESTATE AGENTS

36 Fassetts Road, Loudwater, High Wycombe, HP10 9UP





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**Guide price £635,000**

Nestled in the popular neighbourhood of Loudwater, this charming semi-detached residence boasts four bedrooms and has been meticulously refurbished and extended by its current owners, offering over 1850 square feet of living space.



## Description

Upon entering through the front door, you are greeted by a spacious vaulted entrance hall, complete with a convenient large storage cupboard for coats and shoes. The hallway provides access to the reception room/bedroom four, utility room with WC, expansive sitting room, and the inviting kitchen dining area. The kitchen diner, recently renovated, showcases a coffered ceiling with LED lighting, sleek granite worktops, a sky light, contemporary white gloss cabinetry, and integrated appliances. To complete this level, there is also a generously sized conservatory.

Ascending to the first floor, you will find three/four bedrooms, a modern family shower room, and a luxurious family bathroom with a Jacuzzi bathtub.

Outside, the property boasts beautifully landscaped front and rear gardens. The rear garden features a delightful patio area perfect for entertaining, a lush lawn, and several mature flower beds. The front garden is predominantly block paved, offering driveway parking for five to six cars alongside a neatly manicured lawn.

Additional highlights include gas central heating, UPVC double glazing throughout, a garage, and the potential for further expansion (subject to planning permission).



## Situation

Conveniently located within easy reach of junction 3 of the M40 motorway and a short drive from Beaconsfield mainline railway station, providing direct access to London Marylebone. Within close proximity, residents will find a Tesco superstore and Costa Coffee shop, while the vibrant amenities of both Beaconsfield, Marlow, High Wycombe, including boutique shops, restaurants, and bars, are just a stone's throw away.



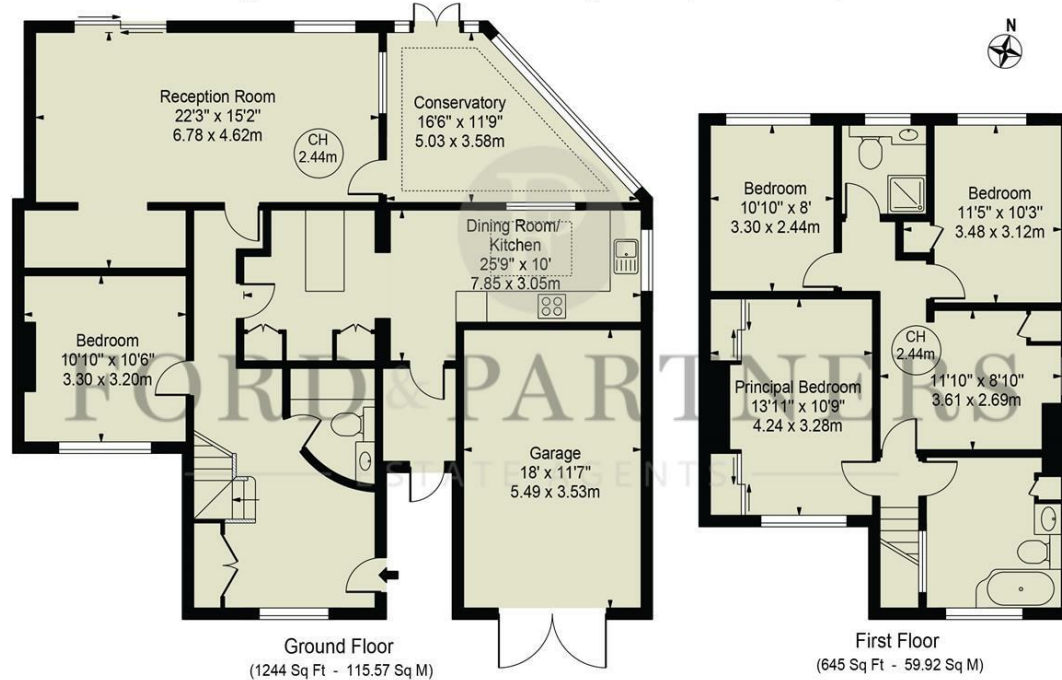


# Floor Plans

## Fassetts Road

Approx. Total Internal Area 1889 Sq Ft - 175.49 Sq M  
(Including Garage)

Approx. Gross Internal Area Of Garage 209 Sq Ft - 19.38 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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# Area Map



# Energy Performance Graph

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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