

CRENDON HOUSE

Est. 1971

**Old Forge Road, Loudwater
£600,000 - Freehold**



Refurbished and renovated to a superb standard, we are delighted to offer this 3 bedroom detached home for sale in Loudwater. The property boasts 3 bedroom, lounge/diner, study/bedroom 4, cloakroom and bathroom and kitchen/breakfast room. There is parking and a garage to the front, and a delightful garden to the rear. The owners offer this property in excellent decorative order, and really does require viewing to fully appreciate the condition of this home.

**3 Bedrooms
25' Lounge/Diner
Cul De Sac Location**

**Detached
16'10 Kitchen/Breakfast room
Garage & Parking**

15a Old Forge Road, Loudwater, Buckinghamshire, HP10 9TP



Accommodation Comprises:

Entrance Hall:

Door to side, radiator, stairs rising to first floor, under stairs cupboard, tiled floor

Cloakroom:

Frosted double glazed window to front, low level wc, vanity wash hand basin, tiling, heated towel rail

Lounge/Diner: 25' 6" x 10' 9" max (7.77m x 3.27m)
Double glazed window to front, radiator

Study/Bedroom 4: 9' 7" x 8' 2" (2.92m x 2.49m)
Double glazed window to side, radiator, built in cupboard under stairs

Kitchen/Breakfast Room: 16' 10" x 10' 4" (5.13m x 3.15m)
Double glazed window and French doors to rear, Velux windows to rear, range of eye and base level units, work surfaces, tiling, sink and drainer, integral oven, hob and extractor over, integrated fridge/freezer, washing machine and dishwasher

Landing:

Double glazed window to side, airing cupboard

Bedroom 1: 12' 2" x 10' 9" (3.71m x 3.27m)
Double glazed window to front, radiator, built in cupboard

Bedroom 2: 11' 1" x 8' 9" (3.38m x 2.66m) plus door recess
Double glazed window to rear, radiator, built in cupboard

Bedroom 3: 7' 9" x 7' 2" (2.36m x 2.18m)
Double glazed window to rear, radiator

Shower Room:

Frosted double glazed window to rear, walk in shower cubicle, low level wc, vanity wash hand basin, fully tiled walls and floor, heated towel rail

Outside:

Parking and a garage to the front, small lawn area at front, side access gate leading to rear garden. Covered patio terrace to rear, mainly laid to lawn with small shrub borders, further patio seating to rear, space for shed

Garage:

Metal up and over door

Council Tax Band: E

EPC Rating:

Please Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this employment has the authority to make or give any representation or warranty in respect of the property.

TO VIEW THIS PROPERT PLEASE CONTACT CRENDON HOUSE ESTATE AGENTS ON 01628 527766