82 KINGSMEAD ROAD, LOUDWATER
PRICE: £475,000 FREEHOLD

ANDREW MILSOM

82 KINGSMEAD ROAD
LOUDWATER
HIGH WYCOMBE
BUCKS HP11 1HY

PRICE: £475,000 FREEHOLD

A mature three bedroom semi-detached home that has been improved over recent times with views to the rear over open fields and countryside beyond.

90' REAR GARDEN: THREE BEDROOMS - ONE WITH EN SUITE CLOAKROOM: ENTRANCE HALL: SITTING ROOM WITH FEATURE FIREPLACE: OPEN PLAN KITCHEN/DINING ROOM: CONSERVATORY: GROUND FLOOR BATHROOM: GAS CENTRAL HEATING TO RADIATORS: DOUBLE GLAZING THROUGHOUT: OFF ROAD PARKING: WELL PRESENTED LIGHT AND AIRY LIVING ACCOMMODATION WORTHY OF AN INTERNAL INSPECTION. NO ONWARD CHAIN.

TO BE SOLD: An attractive older style three bedroom semi-detached home that has been improved over recent times and now provides well-presented light and airy living accommodation strongly recommended for an internal inspection. This property benefits from features which include a well maintained and private 90ft rear garden backing on to open fields, main bedroom with en suite cloakroom, modern kitchen and ground floor bathroom, double glazing throughout and off road parking to the front. Loudwater village has a shop for day to day needs and a doctors' surgery whilst more extensive facilities can be found in nearby Flackwell Heath. Schooling in the area is highly regarded. For the commuter there is access to the M40 motorway at either Junction 3 (Wycombe East) or at Junction 2 (Beaconsfield). There are also railway stations in nearby Bourne End, linking to London Paddington via Maidenhead; which will join Crossrail in the near future and also in Beaconsfield linking to London Marylebone.

The accommodation comprises:
Part glazed front door to **ENTRANCE HALL** with Karndean wood effect flooring, radiator, double glazed frosted window, stairs to first floor landing with storage recess under.

SITTING ROOM: 13'4 into bay x 11'5 (4.03 x 3.42m) a front aspect room with double glazed bay window, exposed brick fireplace with inset cast iron log burner, television aerial point, stripped wooden flooring, radiator.

OPEN PLAN KITCHEN/DINER

KITCHEN AREA: 13'7 x 9'1 (4.11 x 2.76m) fitted with a range of Shaker style floor and wall mounted units, rolled edge work surfaces, four burner gas hob with extractor fan over, single drainer single bowl sink unit, tall cupboard housing oven and grill, space for fridge/freezer, space and plumbing for washing machine, space for tumble dryer, integrated Whirlpool dishwasher, side aspect double glazed window and door to side, Karndean wood effect flooring, wide opening to

DINING AREA: 11'6 x 8'10 (3.60 x 2.87m) with Karndean wood effect flooring, radiator, built in cupboard, television aerial point, patio doors to:

CONSERVATORY: 10’4 x 9’9 (3.15 x 2.97m) with double glazed windows and double doors to rear garden, radiator.

GROUND FLOOR BATHROOM modern white suite comprising enclosed panelled bath with mixer taps and shower attachment, separate tiled and glazed shower cubicle, vanity wash hand basin, low level w.c., double glazed frosted window, Karndean wood effect flooring, heated towel rail.

FIRST FLOOR LANDING: with access to loft space, side aspect double glazed window.

BEDROOM ONE: 14’5 x 11’6 (4.39 x 3.48m) a front aspect room with double glazed windows, stripped wooden flooring, television aerial point, radiator, door to:

EN SUITE CLOAKROOM comprising low level w.c., suspended wash hand basin, towel rail, useful storage area.

BEDROOM TWO: 11’6 x 11’5 (3.48m) a rear aspect room with double glazed window providing far reaching views across towards open countryside, radiator.

BEDROOM THREE: 8’3 x 6’6 (2.46 x 1.95m) a rear aspect room, again providing lovely views to the rear, with double glazed window, radiator.

OUTSIDE

TO THE FRONT of the property is a shingled driveway providing off road parking with steps up to the front door, sleeper edged flower and shrub borders, gated side access leading to:

TO THE REAR the garden measures approximately 90’ (27.43m) in length and has been thoughtfully designed and now benefits from a paved patio area to the rear of the house with raised sleeper edged border and shingled seating area. Steps lead up to the remainder of the garden which is laid to lawn with garden shed and views to the rear over open fields.

Ref: TMD **EPC Band: D**

VIEWING: To avoid disappointment, please arrange to view with our **Bourne End office on 01628 522666.** We shall be pleased to accompany you upon your inspection.

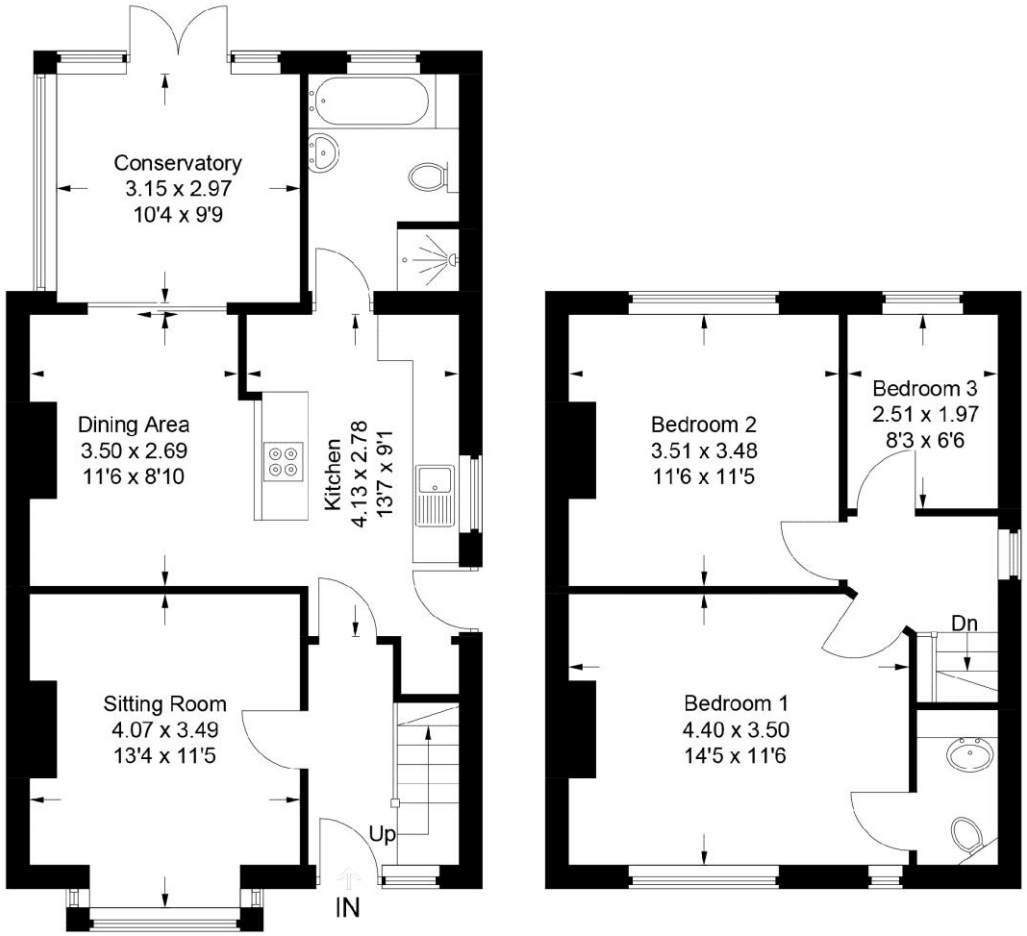
DIRECTIONS: from our Bourne End office in The Parade turn right and at the mini roundabout turn left into Cores End Road. Continue to the next roundabout turning left in the direction of Wooburn Green. Continue through the village, past the village green and into Wycombe Lane which in turn becomes Boundary Road. Proceed along this road, under the motorway bridge and over the next mini roundabout. Turn immediately left into Kingsmead Road where the subject property can be found towards the far end on the left hand side.

MONEY LAUNDERING REGULATIONS:
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

Approximate Gross Internal Area
Ground Floor = 57 sq m / 613 sq ft
First Floor = 39.4 sq m / 424 sq ft
Total = 96.4 sq m / 1,037 sq ft



Ground Floor **First Floor**

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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