



29 ROBINSON ROAD, LOUDWATER
PRICE: £529,000 FREEHOLD

am ANDREW
MILSON

**29 ROBINSON ROAD
LOUDWATER
HIGH WYCOMBE
BUCKS HP13 7BL**

PRICE: £529,000 FREEHOLD

An attractive bay fronted three bedroom semi-detached house situated on a sought after road in Loudwater.

**PRIVATE REAR GARDEN:
THREE BEDROOMS: CLOAKROOM:
BATHROOM: LIVING/DINING ROOM:
CONSERVATORY: FAMILY ROOM:
KITCHEN:
DOUBLE GLAZING:
GAS CENTRAL HEATING:
DRIVEWAY PARKING: DETACHED DOUBLE
GARAGE INCORPORATING GARDEN
ROOM/OFFICE.
NO ONWARD CHAIN.**

TO BE SOLD: this semi-detached family home is offered for sale with the benefit of having no onward chain and offers spacious and well-proportioned accommodation to both ground and first floors. The property benefits from having three reception rooms, modern fitted kitchen and bathroom, large rear garden, driveways to the front and rear of the property, a detached double garage with summer house and views over the Wye Valley. Loudwater village has a shop for day to day needs and doctors' surgery whilst more extensive facilities can be found in nearby Flackwell Heath. There is access to the M40 motorway at either Junction 3 (Wycombe East) or at Junction 2 (Beaconsfield) and there are railway stations in nearby Bourne End and also in Beaconsfield serving London Paddington, via Maidenhead, which links to the Elizabeth Line and London Marylebone respectively. The accommodation comprises:

Upvc front door to **ENTRANCE HALL** stairs to First Floor Landing, radiator, double glazed window to front and laminate flooring.



LIVING ROOM double glazed bay fronted window, ornate cast iron fireplace with open fire and tiled surround, television aerial point, radiator and coved ceiling.

DINING ROOM radiator, coved ceiling, double glazed door to

CONSERVATORY with dwarf brick wall and double glazed window surround, double glazed doors opening to rear garden, tiled floor.

CLOAKROOM with low level w/c and wall mounted hand wash basin.



KITCHEN refitted with a range of wall and base units, electric oven and hob with cooker hood over, integrated dishwasher, Cornian one and a quarter sink and drainer, integrated washing machine, wall mounted gas central heating boiler, space for fridge freezer, under stairs storage cupboard, radiator, part vaulted ceiling with double glazed roof light, double glazed windows to rear and arch to

FAMILY ROOM double glazed window to front, television aerial point, radiator.

FIRST FLOOR

LANDING access into loft space.



BEDROOM ONE double glazed window to front, radiator, fitted wardrobe, television aerial point.

BEDROOM TWO double glazed window to front, radiator, fitted wardrobe.



BEDROOM THREE double glazed window to front and radiator.



BATHROOM refitted suite comprising panel bath with mixer taps and dual head shower unit, vanity unit with sink over and storage under, fitted bathroom cabinet, cupboard housing

lagged cylinder, low level w.c. with enclosed cistern, heated towel rail, fully tiled walls and floor, double glazed frosted window.

OUTSIDE

TO THE FRONT is a driveway providing off street parking for several cars with steps rising to the front door.

TO THE REAR the garden is mainly laid to lawn with area of timber decking to the rear of the garden and rear of the property, gated access to the rear driveway, timber fence panel surround, mature shrub borders and beds.

GARDEN ROOM/OFFICE double glazed bifolding doors, power and light, electric radiator.

DOUBLE GARAGE with alarmed roller style electric doors, power and light.

BOU000019780523

EPC BAND: D

COUNCIL TAX BAND: D

VIEWING Please contact our Bourne End office bourneend@andrewmilsom.co.uk or 01628 522 666.

DIRECTIONS: from our Bourne End office in The Parade turn right and at the mini roundabout turn left into Cores End Road.

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.

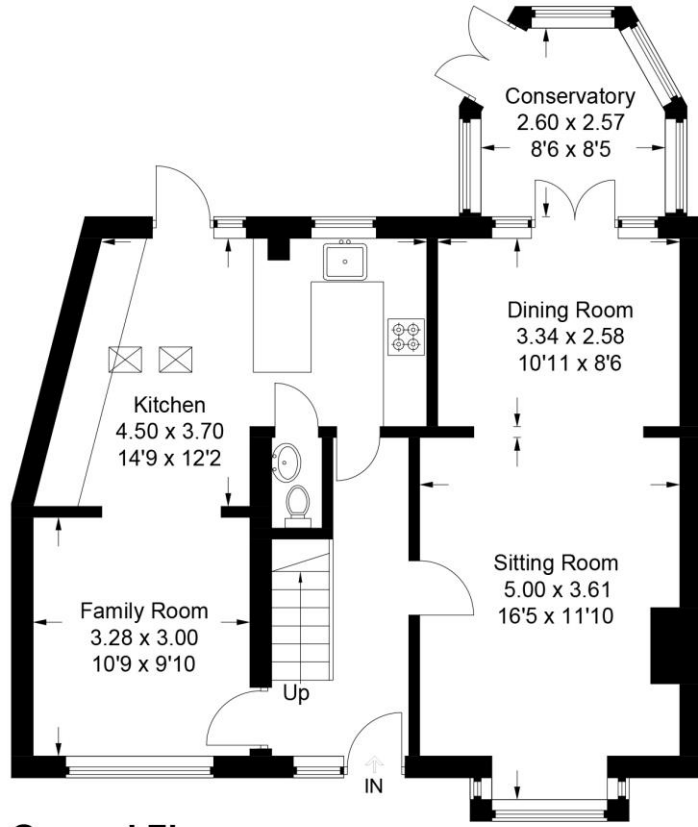


For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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

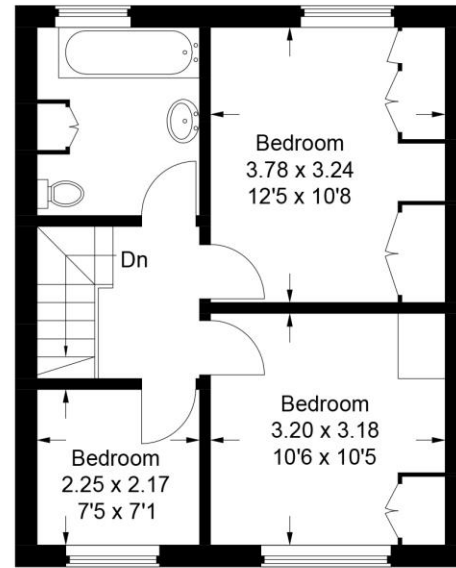
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

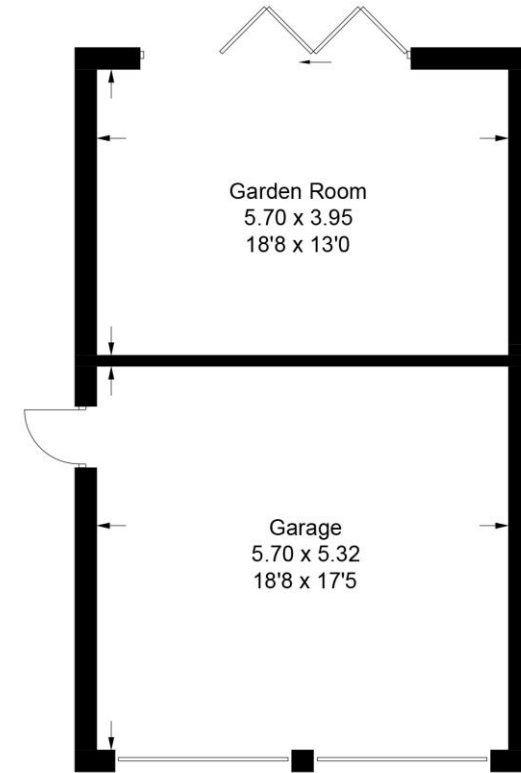
Approximate Gross Internal Area
 Ground Floor = 70.3 sq m / 757 sq ft
 First Floor = 40.4 sq m / 435 sq ft
 Outbuilding = 54.8 sq m / 590 sq ft
 Total = 165.5 sq m / 1,782 sq ft



Ground Floor



First Floor



Outbuilding

(Not Shown In Actual
 Location / Orientation)

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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