



35 STATION ROAD, LOUDWATER
PRICE: £399,950 FREEHOLD

am ANDREW
MILSOM

**35 STATION ROAD
LOUDWATER
HP10 9TX**

PRICE: £399,950 FREEHOLD

A charming two-bedroom Victorian Cottage benefitting from a nearby garage and an 84ft private riverside garden.

**PERIOD PROPERTY:
PRIVATE REAR GARDEN WITH
ENTERTAINING AREA:
OPEN PLAN LIVING:
TWO BEDROOMS:
FIRST FLOOR BATHROOM:
PREVIOUS PLANNING PERMISSION
APPROVED FOR LOFT EXTENSION:
GARAGE PARKING:
GAS CENTRAL HEATING.**

TO BE SOLD: This well appointed two-bedroom cottage is one of two cottages on this row that benefit from garage parking as well as direct access to the River Wye. The current owners have previously had approved planning permission to create another two bedrooms and a bathroom in the loft. The current accommodation is worthy of an internal inspection. 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:

LIVING/DINING ROOM



Living Area double glazed bay window to front with window seat and storage under, radiator with cover, electric fire in front, stairs to First Floor Landing with storage under.



Dining Area with space for table and chairs, radiator with cover, single window to garden opening to;



KITCHEN comprising range of wall and base units with wooden worktops over, gas hob with extractor over and electric oven under, space and plumbing for dishwasher and washing machine, ceramic sink and drainer with mixer taps, shelving and French double doors out to the raised decking area.

FIRST FLOOR LANDING with loft access which has previously had planning permission granted to create two bedrooms and a bathroom.



BEDROOM ONE a large, front aspect room with built in wardrobes, double glazed window with radiator under.



BATHROOM a white suite comprising panel bath with mixer taps and wall mounted shower unit, pedestal hand wash basin, low level w.c., heated towel rail, double glazed frosted window, part tiled walls.



BEDROOM TWO a rear aspect room with built in cupboards, one housing the gas boiler, double glazed window with radiator under.

OUTSIDE

TO THE FRONT is a courtyard area with bin store.

The **SINGLE GARAGE** has been recently re-roofed and is situated to the right of number 37. It has the ability to park one car with further storage to the rear.



TO THE REAR is the well landscaped private 84ft garden benefitting from a raised decking area from the kitchen followed by the majority laid to lawn and benefitting from a rear decked entertainment space with gated access to the River Wye. There is also a side gate with access to the garage.



BOU131 EPC BAND: C

COUNCIL TAX BAND: D



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

DIRECTIONS: using the postcode **HP10 9TX** coming from Treadaway hill, the property will be found, after a short distance, on the right 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 = 34.4 sq m / 370 sq ft
First Floor = 33.3 sq m / 358 sq ft
Garage = 14.5 sq m / 156 sq ft
Total = 82.2 sq m / 884 sq ft

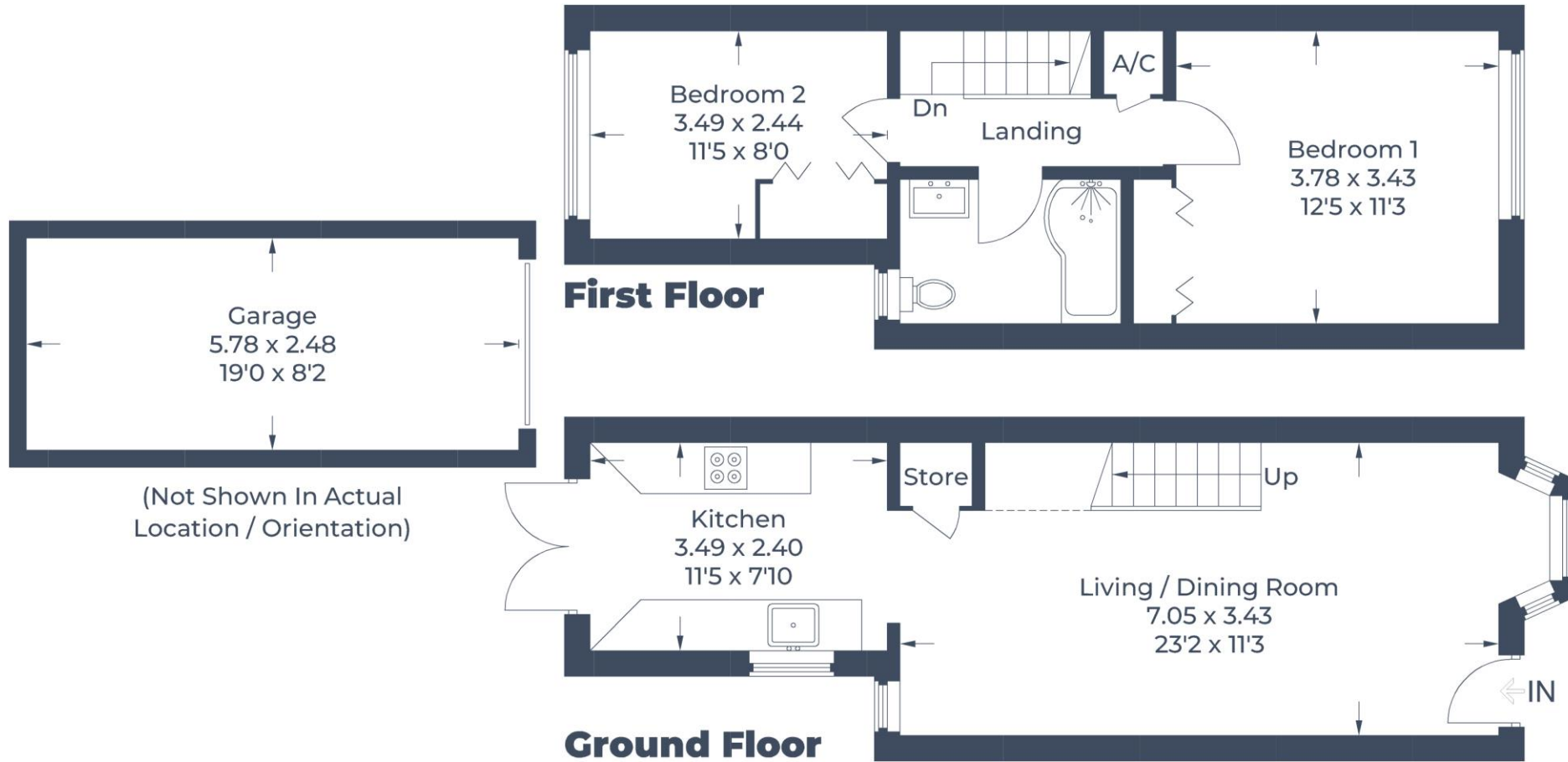


Illustration for identification purposes only,
measurements are approximate, not to scale.