



**Keegan White**  
ESTATE AGENTS

41 Norwood Road | £595,000





## Features

- 4 Bedroom
- Ensuite to Master Bedroom
- Large Lounge
- Additional Reception
- Exceptional Location
- Utility & Downstairs WC

This spacious 4 bedroom family home has an enviable location in a no through road close to junction 3 access to the M40 and close to local parkland.

41 Norwood Road is not only spacious but versatile and offers accommodation including a large reception room looking onto a west facing level garden, dining room, kitchen, utility and additional good sized reception to the front that could also be home working space or as used for before a downstairs bedroom with built in wardrobes. To the first floor are 4

bedrooms, the master of which has an ensuite shower room, family bathroom, and shower in one of the bedrooms. There is plenty of parking to the front and a wonderful level garden which is enclosed, has a level lawn and patio seating area making it an ideal family home.



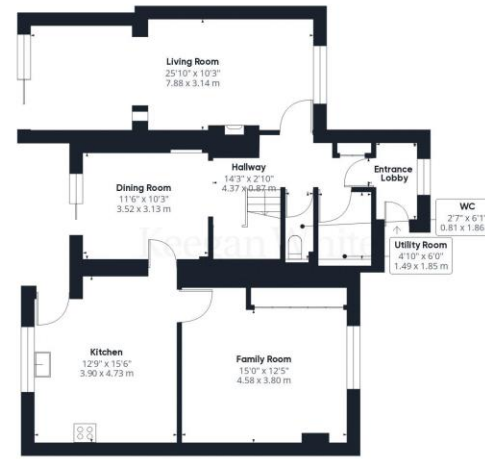


Loudwater is a well regarded area to the east of High Wycombe linking the villages to the south including Flackwell Heath and Wooburn Green, with Tylers Green and Penn to the north. Loudwater is one of several areas that make up High Wycombe as a whole and offers a wide range of local amenities including schools, supermarkets and public houses. There are a host of leisure & recreational facilities, with Loudwater Sports Club off Derehams Lane, Wycombe Heights Golf Club and Wycombe Rugby Club, to name a few, all close by. The house is in a location that provides easy access to Junction 3 of the M40, with the

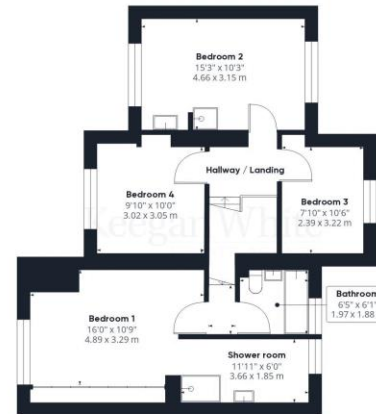
M25 and Heathrow Airport just beyond and in addition, Beaconsfield mainline railway station is a short drive away providing fast trains into Marylebone in under half an hour.

Property Details: Council tax band D. EPC: C.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1641.07 ft<sup>2</sup>  
152.46 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Keegan White Ltd. in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Keegan White Ltd. has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Keegan White Ltd. is a limited company registered in England & Wales with company number 9726292. Our registered office is 102-104 High Street, Great Missenden, Bucks, HP16 0BE

33-35 Crendon Street, High Wycombe, Buckinghamshire HP13 6LJ

Tel: 01494 417007

Email: wyc@keeganwhite.co.uk

keeganwhite.co.uk