



**Keegan White**  
ESTATE AGENTS

9 Riverswood Gardens | £400,000





## Features

- Three Double Bedrooms
- Large Conservatory
- Guest Cloakroom
- Annually Serviced Boiler
- Garage with Electricity
- Contemporary Bathroom

a few steps rise to the front door that opens into the entrance hallway that has the stairs that rise to the first floor, open understairs storage, and the modern guest cloakroom. The kitchen is large, with sufficient space for a dining table and has windows to front aspect. There is a wide range of storage units above and below the worktop, along with boiler (annually serviced), gas hob with oven below and extractor fan above, and a 1 1/2 stainless steel sink, drainer and mixer tap. The living room is larger than most and has a wood burning stove, and a wide opening to the kitchen. To

the rear are sliding doors that open into the full width conservatory that has underfloor heating. To the first floor, there are three double bedrooms, which is a rarity, and a contemporary bathroom suite that has a panel bath with overhead shower & screen, WC, handbasin, extractor fan, heated chrome towel rail, and window to front aspect.

Externally, there is a garage in a block that has power and lighting, ideal for EV vehicle owners, and the rear garden is compact and low maintenance.





Riverswood Gardens is set in a secluded spot in Loudwater which is to the east of High Wycombe and west of Beaconsfield, and well regarded for the abundance of good quality schooling. It is conveniently positioned for commuters, with Junction 3 of the M40 under a mile away, and Beaconsfield railway station less than 4 miles away. Also close by is a Tesco supermarket, and two retail parks at Knaves Hollow and Ryemead Boulevard. There are a large number of sporting and leisure clubs in close proximity, notably at Kingsmead and The Rye parks, where there is including swimming at the Lido,

tennis, rugby, netball and bowls, to name a few. To the north are the Chiltern villages of Tylers Green and Penn, which offer a number of well regarded pub restaurants and miles of beautiful countryside walks.

Additional Information to be verified by solicitor:

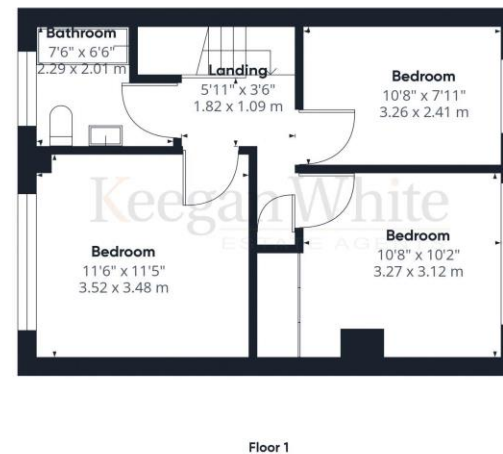
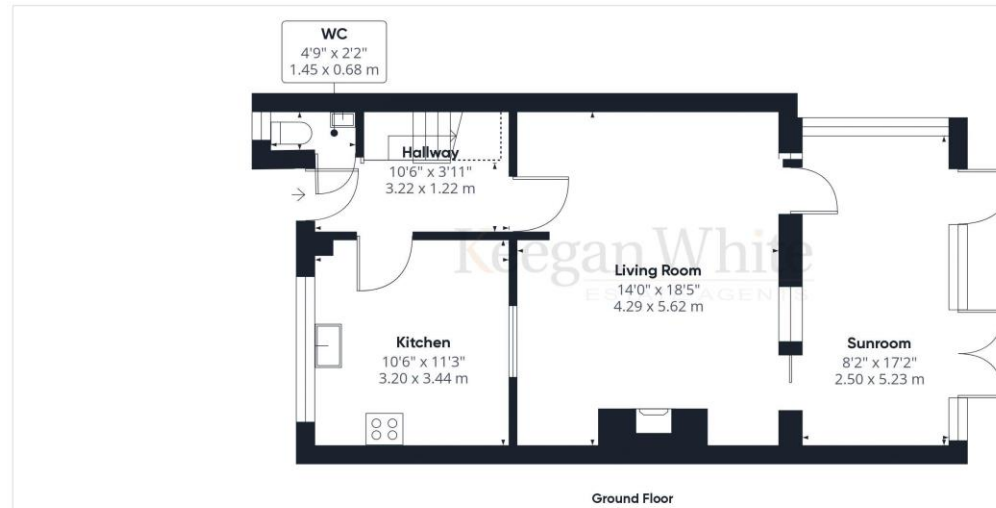
Council Tax band: C.

Energy Performance Rating: D (65).



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

1009.76 ft<sup>2</sup>  
93.81 m<sup>2</sup>

**Reduced headroom**

11.52 ft<sup>2</sup>  
1.07 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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.

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