

# CRENDON HOUSE

Est. 1971

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**Lammas Way, Loudwater**  
**£435,000 - Freehold**



With a riverside location, this 3 bedroom end terraced home is available for sale in this popular cul de sac in Loudwater. The property boasts 3 double bedrooms, lounge, refitted kitchen, bathroom/utility, conservatory and shower room. There is a delightful garden to the rear and patio to side, as well as parking to the front. The location is ideal for access to junction 3 of the M40 and the A40 to Beaconsfield and is presented in superb order.

**3 Double Bedrooms**  
**15' Kitchen**  
**Conservatory**

**End Terrace**  
**Bathroom & Shower Room**  
**Garden & Patio To Rear**

# 10 Lammas Way, Loudwater, High Wycombe, Buckinghamshire, HP10 9QA



These measurements are not to an exact scale, more they are for guidelines and to give a rough estimate  
Plan produced using PlanUp.

## **Accommodation Comprises:**

### **Entrance Hall:**

Door to front, opening into

### **Kitchen:** 15' 7" x 6' 10" (4.75m x 2.08m)

Double glazed window to front, Velux window to front, range of eye and base level units, roll edge work surfaces, ceramic sink and drainer, spaces for range cooker, fridge/freezer and dishwasher, tiled floor, radiator

### **Bathroom/Utility:** 8' 10" x 5' 6" (2.69m x 1.68m)

Double glazed window to front, panel bath with shower attachment, low level wc, vanity wash hand basin, spaces for tumble dryer and washing machine, tiling and radiator

### **Lounge:** 17' 4" x 15' 9" (5.28m x 4.80m)

Double glazed window to side, windows into conservatory, radiators, stairs rising to first floor, under stairs cupboard

### **Conservatory:** 17' 2" x 7' 5" (5.23m x 2.26m)

Windows to rear and side, door to side, radiator

### **Landing:**

Loft access hatch

### **Bedroom 1:** 12' 6" x 8' 9" (3.81m x 2.66m)

Double glazed window to side and rear, radiator

### **Bedroom 2:** 9' 8" x 8' 10" (2.94m x 2.69m)

Double glazed window to rear, radiator, built in cupboard

### **Bedroom 3:** 9' 1" x 8' 1" (2.77m x 2.46m)

Double glazed window to rear, radiator

### **Shower Room:** 7' 10" x 6' 2" (2.39m x 1.88m)

Frosted double glazed window to front, walk in shower, low level wc, vanity wash hand basin, fully tiled walls and floor, heated towel rail

### **Outside:**

Driveway to front for 2 cars, side access gate leading to rear. Patio to side, mainly laid to lawn area to rear.

### **Please Note**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this employment has the authority to make or give any representation or warranty in respect of the property.

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PLEASE CONTACT CRENDON HOUSE ESTATE AGENTS ON  
01628 527766**