

CRENDON **H**OUSE

Est. 1971



**Flat 13 Seven Acre Road, Queensmead
Road, Loudwater, High Wycombe,
Buckinghamshire, HP10 9XD**

Guide Price £265,000 - Leasehold

Crendon House are delighted to offer this well-presented ground floor apartment, providing both comfort and convenience. The property features two generously sized bedrooms with built-in storage, a recently fitted Howdens kitchen, and the added benefit of a private enclosed rear garden with a decked seating area, perfect for outdoor enjoyment. The accommodation comprises a welcoming entrance hallway, modern kitchen, large master bedroom with built-in wardrobe, a generous second double bedroom, spacious living/dining room and a well-proportioned bathroom. Outside, the property enjoys a well-kept garden laid to lawn with decking and also benefits from a large garage providing excellent storage.

Loudwater is a well-regarded residential area on the eastern side of High Wycombe, popular with families and commuters alike. The area offers a range of local amenities including shops, cafes and leisure facilities, while the nearby retail park provides further convenience. Excellent schooling options are close by, with well-regarded primary and grammar schools within easy reach. Commuters benefit from superb transport links, with Junction 3 of the M40 just minutes away and High Wycombe railway station offering direct services into London Marylebone in under half an hour. The nearby countryside and the River Wye also provide plenty of opportunity for walking, cycling and outdoor leisure.

Agents Notes -

Energy Performance Rating (EPC) – TBC
Council Tax Band – B

Lease Details -

Years Remaining On Lease – 83
Service Charge - £600 PA
Grounds Rent - £10 PA





Very Well Presented Ground Floor
Apartment

Private Rear Garden

Garage

Recently Fitted High Quality
Kitchen

Two Double Bedrooms

Large Living/Dining Room

Popular Village Location

Excellent Nearby Commuter Links

Council Tax Band: B
EPC Rating:

Crendon House – Wooburn Green

Tel: 01628 527766

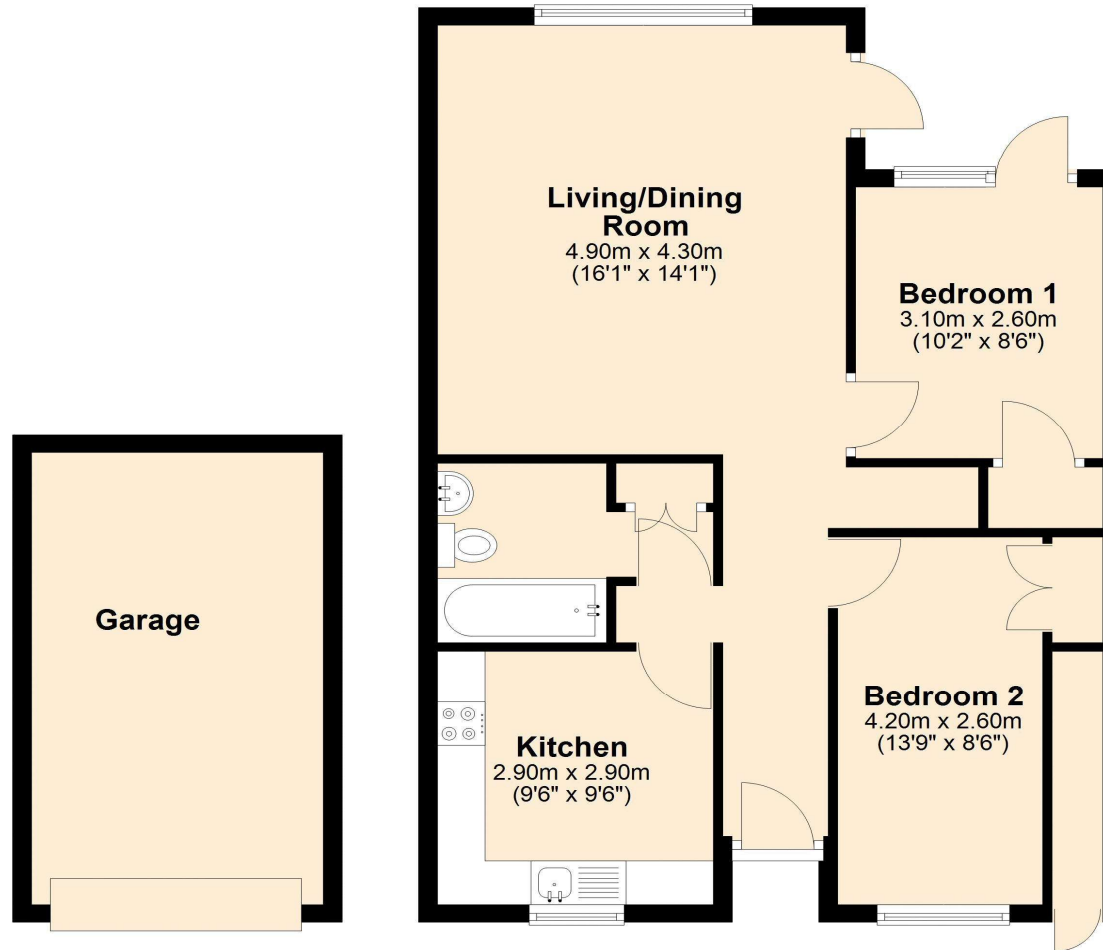
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Wooburn Green
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HP10 0EU

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Ground Floor

Approx. 80.1 sq. metres (862.4 sq. feet)



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.