



8 Whinneys Road, Loudwater

£460,000



Robertsons

8 Whinneys Road

Loudwater, High Wycombe

A spacious detached bungalow in this popular no through road within a short drive of Junction 3 of the M40. Entrance hall, Sitting room, Kitchen, Two bedrooms, Shower room, Loft room, Gas central heating, Double glazing, Off street parking, Garage/office, Workshop/Gym, Gardens. Viewing recommended.

Council Tax band: D

Tenure: Freehold

Entrance hall

Radiator

Sitting room

Fireplace with cast iron wood burner, radiator, bay window to front

Kitchen

Fitted with a range of eye and base level units incorporating sink unit with mixer tap and drainer, space for range oven with extractor over, space and plumbing for washing machine, built in fridge/freezer, built in Zanussi dishwasher, cupboard housing Vaillant gas fired central heating boiler, cupboard housing fuses, tiled flooring, tiled walls, two windows to side

Bedroom 1

Radiator, window to side

Bedroom 2

With open fireplace, radiator, stairs to first floor, bay window to rear





Shower room

Corner shower cubicle housing fitted shower unit, low level W.C., wash hand basin with mixer tap and cupboards under, heated towel rail, window to side

Loft room

Concealed area with foam clad hot water cylinder, radiator, velux window to side

Font garden/Parking

There is an off street parking space. The remainder is laid to lawn with flower and shrub borders

Rear garden

An area of patio leads to the remainder of garden which is laid to lawn with flower and shrub borders. All is enclosed by panelled fencing and extends to 74'.

Garage/Office

Formerly the garage with door to side, windows to rear and side

Workshop/Gym/Summerhouse

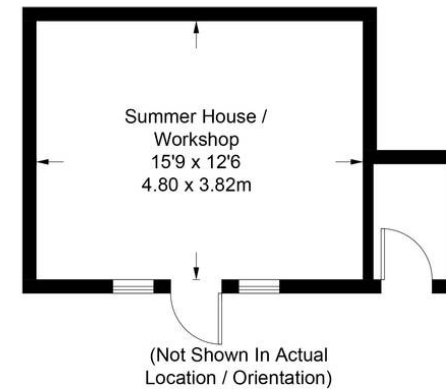
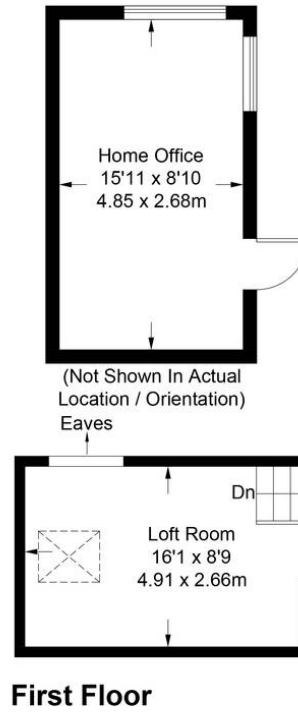
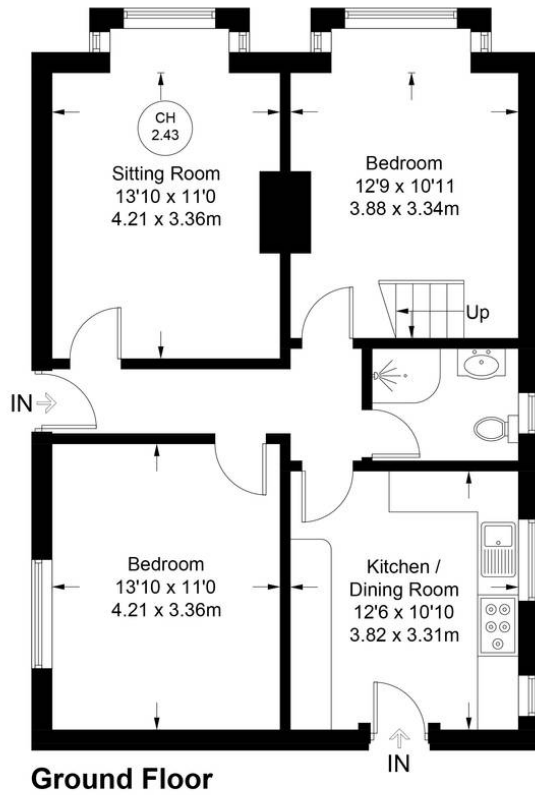
With light, power and water, two windows to front, loft storage space, separate storage area to the side



Approximate Gross Internal Area
 Ground Floor = 68.7 sq m / 739 sq ft
 First Floor = 13.0 sq m / 140 sq ft
 Outbuilding = 33.5 sq m / 360 sq ft
 Total = 115.2 sq m / 1239 sq ft



CH
 2.43 = Ceiling Height



Floor Plan produced for Robertsons by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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