



12 Derehams Lane, Loudwater
£675,000



12 Derehams Lane

Loudwater, High Wycombe

A spacious detached chalet bungalow situated in a small driveway of just three properties. The property is set in a plot of just under a quarter of an acre (0.2 acres including the driveway). Entrance hall, Cloakroom, Sitting room, Kitchen/Breakfast room, Ground floor Bedroom 1 with en suite Bathroom/Shower, Three further bedrooms (two on the first floor), First floor Bathroom, Gas central heating, Double glazing, Timber garage, Attractive gardens. Viewing recommended.

Council Tax band: F

Tenure: Freehold





Entrance lobby/porch

Fitted storage cupboard, tiled flooring, vent for tumble dryer, window to side

Entrance hall

Stairs to first floor with under stairs storage cupboard, tiled flooring, radiator, wall thermostat, meters and consumer unit

Sitting room

Fireplace with wooden mantle, radiator, TV point, telephone point, windows to front and side

Kitchen/Breakfast room

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, built in double oven, fitted four ring gas hob with extractor over, space for fridge/freezer, Quartz worktops, space and plumbing for dishwasher, plumbing for washing machine, cupboard housing gas fired central heating boiler, part tiled walls, breakfast bar with seating for three, window to side, radiator, space for table, downlighters, door to rear, sliding patio doors to side garden

Bedroom 1

Radiator, range of built in wardrobes, large window to side overlooking garden, lightwell, TV point

En suite Bathroom/Shower

Shower cubicle housing Aqualisa shower unit, panelled bath, low level W.C., wash hand basin with mixer tap and cupboards under, radiator, shaver point, part tiled walls, downlighters, tiled flooring, window to rear

Bedroom

Radiator, parquet flooring, window to side, TV point

Cloakroom

Low level W.C., wash hand basin with mixer tap and tiled splashback, tiled flooring

First floor

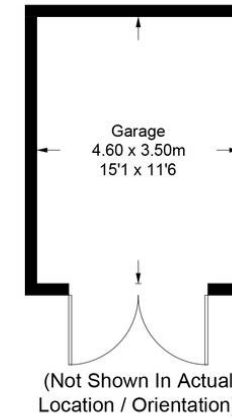
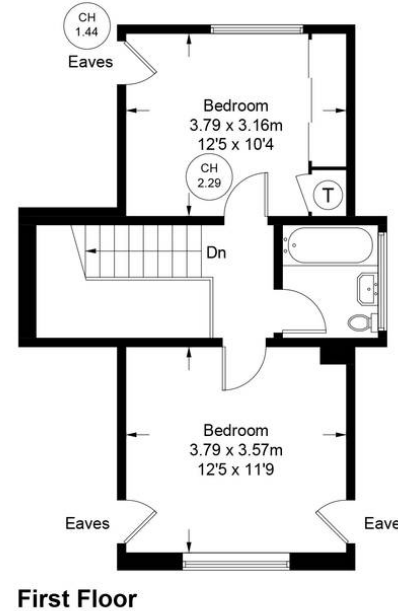
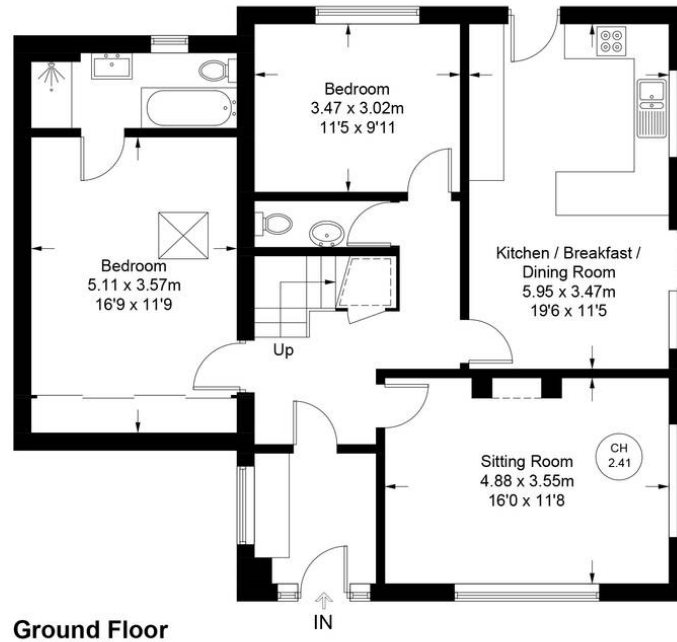


Approximate Gross Internal Area
 Ground Floor = 94.6 sq m / 1018 sq ft
 First Floor = 38.1 sq m / 410 sq ft
 Garage = 16.1 sq m / 173 sq ft
 Total = 148.8 sq m / 1601 sq ft



= Reduced headroom below 1.5m / 5'0"

= 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.

Robertsons Estate Agents

Swains House, Swains Lane, Flackwell Heath - HP10 9BN

01628 533373

flackwellheath@robertsonsestateagents.co.uk

www.robertsonsestateagents.co.uk/



Robertsons