



33 Station Road, Loudwater
£385,000

33 Station Road

Loudwater, High Wycombe

A character terraced home with a delightful 84' rear garden which backs onto the River Wye. Sitting room, Dining room, Kitchen, Two bedrooms, First floor bathroom, Gas central heating, Double glazing, Garden. Viewing recommended.

Council Tax band: C

Tenure: Freehold





Sitting room

Attractive fireplace with tiled surround, radiator, two wall light points, bay window to front

Dining room

Stairs to first floor with under stairs storage area, wooden flooring, radiator, window to rear

Kitchen

Fitted with a range of eye and base level units incorporating 'Belfast' sink unit, space for oven, space and plumbing for washing machine, space for fridge/freezer, wall mounted Worcester Bosch gas fired central heating boiler, part tiled walls, tiled flooring, door to side, window to rear

First floor

Landing

Access to loft space

Bedroom 1

Attractive cast iron fireplace, wooden flooring, radiator, window to front

Bedroom 2

Radiator, built in double wardrobe, two windows to rear

Bathroom

White suite comprising panelled bath with mixer tap and shower attachment, low level W.C., wash hand basin, part tiled walls, fitted mirror, tiled flooring

Rear garden

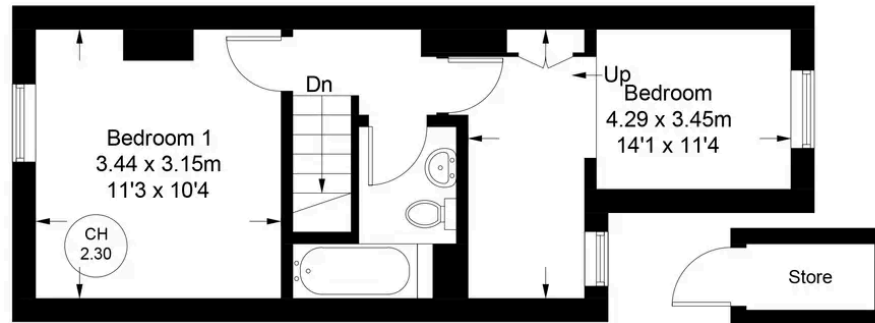
A delightful rear garden which is laid to lawn with well stocked flower and shrub borders. The garden adjoins the River Wye and in all extends to 84'.



Approximate Gross Internal Area
 Ground Floor = 30.4 sq m / 327 sq ft
 First Floor = 29.7 sq m / 320 sq ft
 Store = 1.4 sq m / 15 sq ft
 Total = 61.5 sq m / 662 sq ft

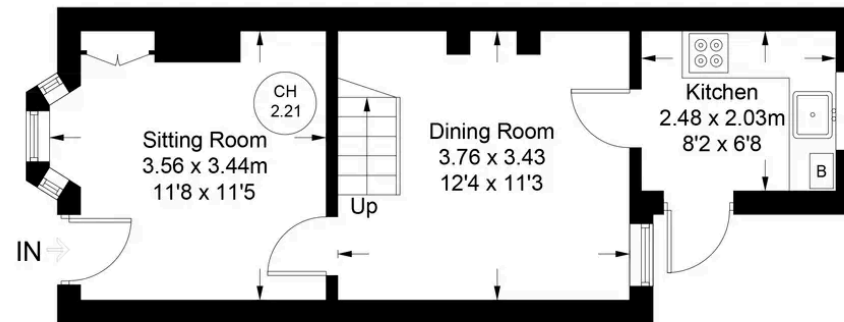


CH
2.21 = Ceiling Height



First Floor

(Not Shown In Actual
Location / Orientation)



Ground Floor

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