



95 The Rise, Loudwater  
£600,000



# 95 The Rise

High Wycombe, High Wycombe

A very well presented and skilfully extended five bedroom (two en suite) semi detached home providing a modernised interior within this always popular location in Loudwater close to Wycombe Heights golf course. The spacious property (1,883 sq ft including outside store) is set on a corner plot and is ideally placed for access to the London bound M40. Entrance hall, Sitting room, Dining room, Kitchen/Breakfast room/Living room, Bedroom 5/Family room with en-suite shower room, Bedroom 1 with en suite Bathroom, Three further bedrooms, Family bathroom, Good size garden, Gas central heating, Double glazing, Block paved driveway, Garage which has been converted ideal for an office or hobby space.

## Entrance hall

Radiator, stairs to first floor with under stairs storage cupboard, down lighters

## Bedroom 5/Family room

Radiator, two wall light points, down lighters, windows to front and side

## En suite shower

Walk in shower with Triton shower unit, low level W.C., wash hand basin with mixer tap, heated towel rail, tiled flooring, down lighters, part tiled walls, window to side

## Sitting room

Radiator, window to front

## Dining room

Down lighters

## Kitchen/Breakfast room

Fitted with a range of eye and base level units







incorporating deep glazed sink unit with mixer tap, built in Kenwood double oven, built in microwave, fitted Kenwood four ring gas hob space with extractor over, space for American style fridge/freezer, centre island with seating for three people and storage under, cupboard with space and plumbing for washing machine, cupboard with space for dryer, radiator, windows to rear and side, three velux windows, bi folding doors to garden, down lighters, under floor heating

### **Landing**

Wall thermostat

### **Bedroom 1**

With Juliette balcony, built in wardrobes, radiator

### **En suite Bathroom/Shower**

White suite comprising panelled 'Jacuzzi' bath with mixer tap, low level W.C., wash hand basin with mixer tap and cupboards under, shower cubicle rainfall shower unit, heated towel rail, heated towel rail, tiled walls, fitted mirrored cupboard, tiled flooring, down lighters, window to rear

### **Bedroom 2**

Radiator, with a range of fitted wardrobes, access to loft space, built in shelved storage cupboard, window to front

### **Bedroom 3**

With a range of fitted wardrobes, radiator, window to rear

### **Bedroom 4**

Radiator, built in wardrobe, window to front

### **Bathroom**

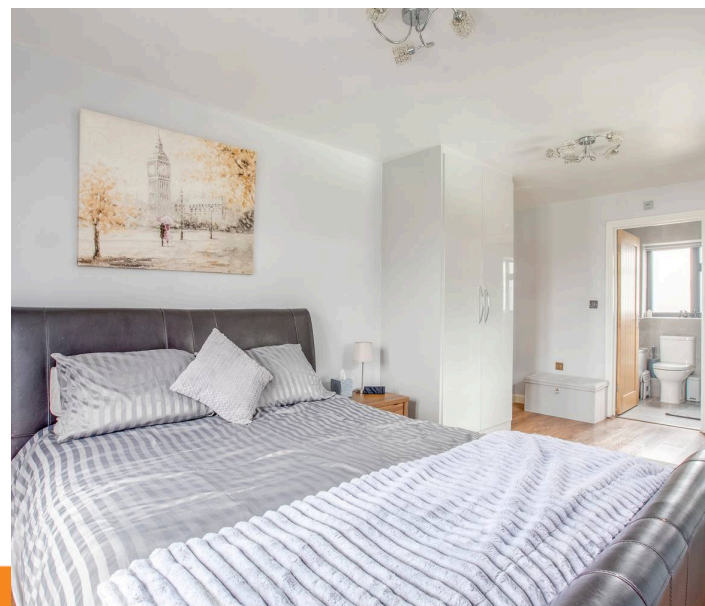
White suite comprising panelled bath with mixer tap, shower attachment and Triton shower over, low level W.C., wash hand basin with mixer tap, tiled walls, down lighters, heated towel rail, window to rear

### **Front garden/Parking**

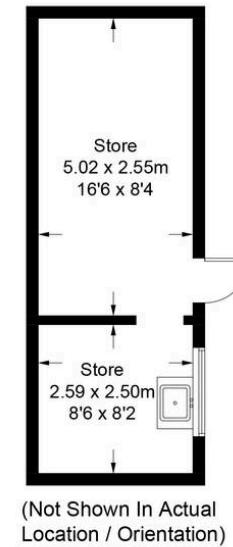
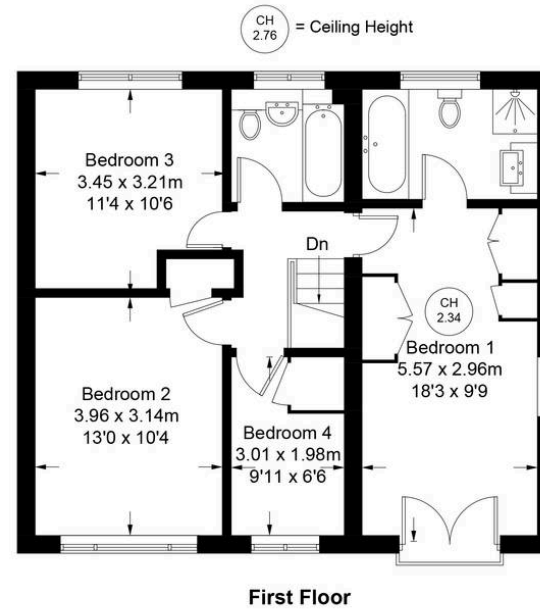
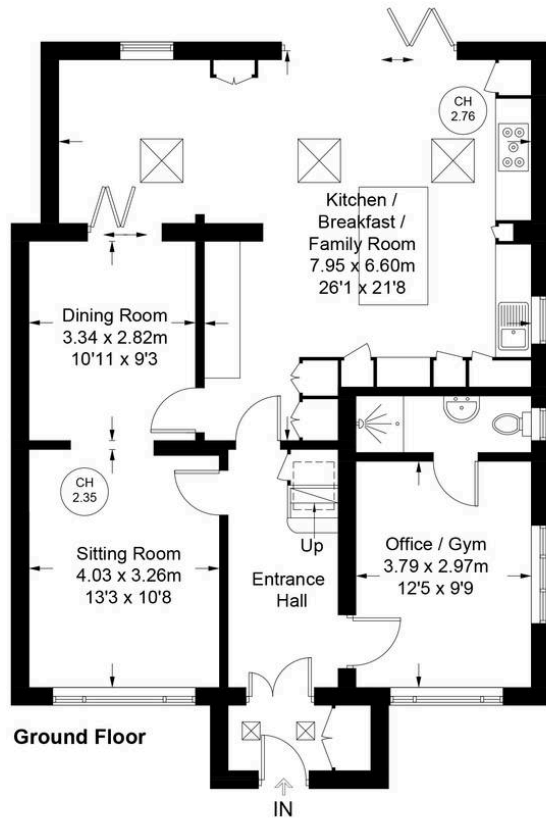
A block paved driveway provides parking for two cars.

### **Former Garage/Outbuilding**

Approached from the side of the house the garage has been converted into an office/hobbies space with



Approximate Gross Internal Area  
 Ground Floor = 91.5 sq m / 985 sq ft  
 First Floor = 63.6 sq m / 684 sq ft  
 Stores = 19.9 sq m / 214 sq ft  
 Total = 175 sq m / 1883 sq ft



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.