



1 Brambleside, Loudwater

£425,000



1 Brambleside

Loudwater

A spacious family home presented to a high standard throughout. The property is situated at the end of a cul-de-sac and within a short drive of Junction 3 of the M40, The house is within walking distance of various local amenities and in the catchment for The Royal Grammar School, John Hampden and Wycombe High school. Entrance hall, Kitchen, Sitting/Dining room, Conservatory, Three double bedrooms, Bathroom with separate shower, Separate W.C., Gas central heating, Double glazing, Garage and parking, Gardens.

Council Tax band: D

Tenure: Freehold

Entrance hall

Stairs to first floor

Kitchen

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, built in oven, fitted four ring gas hob with extractor over, space for fridge/freezer, space and plumbing for washing machine, radiator, part tiled walls, down lighters, wall mounted Worcester gas fired central heating boiler, window to front,

Sitting/Dining room

Two radiators, under stairs storage cupboard, sliding doors to Conservatory, window to rear

Conservatory

Sliding doors to garden





First floor

Landing

Access to loft space

Bedroom 1

Radiator, range of fitted wardrobes, window to rear

Bedroom 2

Radiator, window to rear

Bedroom 3

Radiator, window to front

Bathroom

White suite comprising panelled bath with mixer tap, wash hand basin, fitted shower cubicle housing fitted shower unit, heated towel rail, tiled walls, window to front

Separate W.C.

Low level W.C., radiator, part tiled walls

Front garden/Parking

A driveway provides parking. The remainder is laid to lawn

Garage

Metal up and over door, light and power, meters

Rear garden

The rear garden enjoys a sunny south facing aspect and is principally laid to lawn with planted raised beds lining both sides. There are two sheds and all is enclosed by panelled fencing



Approximate Gross Internal Area
 Ground Floor = 44.2 sq m / 476 sq ft
 First Floor = 41.9 sq m / 451 sq ft
 Garage & Store = 22.4 sq m / 241 sq ft
 Total = 108.5 sq m / 1168 sq ft



Floor Plan produced for Robertsons by Media Arcade ©.
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