



53 Robinson Road, Loudwater

£415,000



Robertsons

53 Robinson Road

High Wycombe, High Wycombe

A semi detached family home, in need of some updating, in this popular location. The house is offered for sale with no upward chain. Entrance porch, Sitting room, Dining room, Kitchen, Three bedrooms, Shower room, Gas central heating, Double glazing, Gardens, Garage/Workshop and parking.

Council Tax band: D

Tenure: Freehold

Entrance porch

Tiled flooring, cupboard housing gas and electric meters, windows to front and side

Sitting room

Stairs to first floor, two radiators, stone built fireplace, wall thermostat, dimmer switch, windows to front and side, double doors to Dining room

Dining room

Radiator, under stairs storage cupboard, window to rear

Kitchen

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, built in Neff oven, fitted four ring Neff hob with extractor over, space for fridge, space and plumbing for washing machine, space and plumbing for slim line dishwasher, down lighters, window to rear, door to garden





First floor

Landing

Access to loft space, window to side

Bedroom 1

With built in double wardrobe, airing cupboard housing foam clad hot water cylinder and shelved storage, radiator, window to front

Bedroom 2

Radiator, window to rear

Bedroom 3

Radiator, cupboard housing gas fired central heating boiler, window to front

Shower room

Shower cubicle housing fitted rainfall shower unit, low level W.C., wash hand basin with mixer tap and cupboards under, tiled walls, Tile effect laminate flooring, window to rear

Front garden/Parking

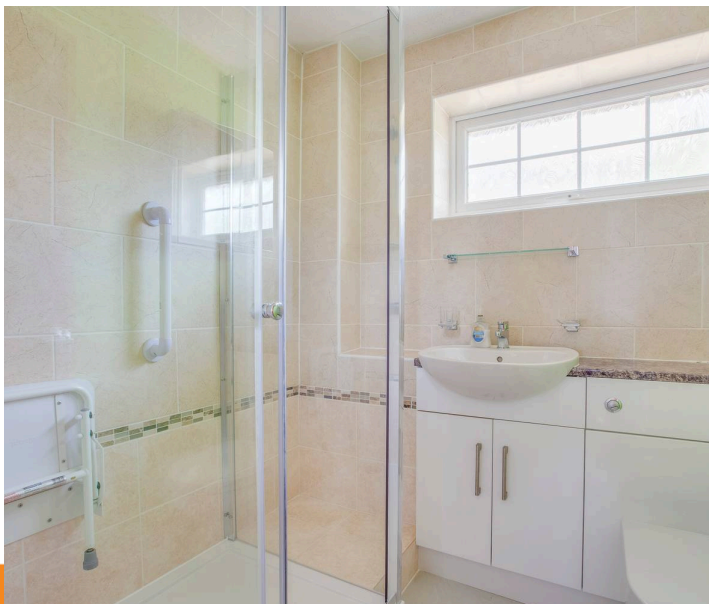
A driveway provides parking for several cars. The remainder is laid to lawn

Garage/Workshop

With metal up and over door, light and power, window to rear, door to garden

Rear garden

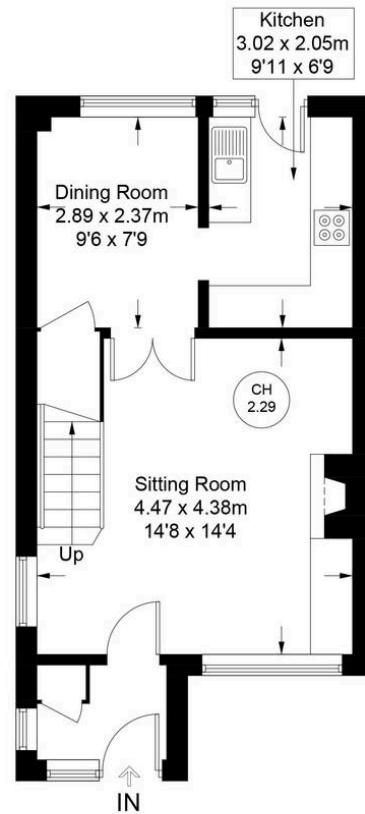
An area of patio leads to the remainder of garden which is laid to lawn. All is enclosed by fencing and extends to 44'



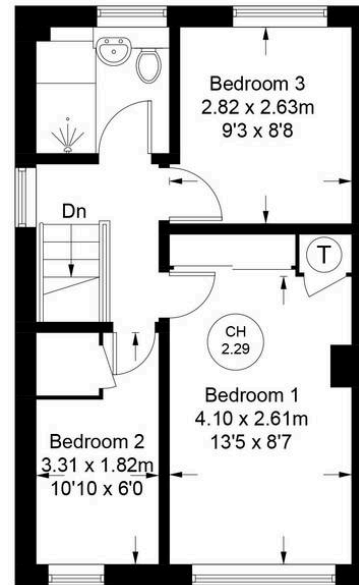
Approximate Gross Internal Area
 Ground Floor = 37.4 sq m / 402 sq ft
 First Floor = 34.4 sq m / 370 sq ft
 Garage = 21.0 sq m / 226 sq ft
 Total = 92.8 sq m / 998 sq ft



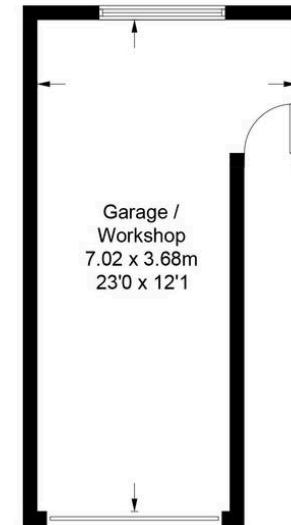
CH
2.29 = Ceiling Height



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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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