



40 Whinneys Road, Loudwater
£495,000

40 Whinneys Road

Loudwater, Buckinghamshire

A spacious bay fronted semi detached family home in this popular no through road. The house has a 74' rear garden and offers scope to extend (subject to the usual permissions). Entrance hall, Sitting room, Dining room, Kitchen, Three double bedrooms, Bathroom, Gas central heating, Double glazing, Large garden, Garage and parking.

Council Tax band: D

Tenure: Freehold

Entrance Hall

Stairs to first floor with under stairs storage cupboard, radiator, picture rail

Sitting room

Attractive fireplace with tiled hearth, radiator, picture rail, bay window to front

Dining room

Radiator, dimmer switch, picture rail, window to rear

Kitchen

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, space for oven, space for fridge, space for freezer, space and plumbing for washing machine, space and plumbing for dishwasher, radiator, part tiled walls, built in shelved larder, window to side, door to garden





First floor

Landing

Access to loft space

Bedroom 1

With a range of fitted wardrobes, radiator, picture rail, bay window to front

Bedroom 2

With a range of fitted wardrobes, radiator, picture rail, window to front

Bedroom 3

Airing cupboard housing foam clad hot water cylinder and shelved storage, radiator, window to side

Bathroom

White suite comprising panelled bath with shower over, low level W.C., wash hand basin with mixer tap and tiled splash back, heated towel rail, part tiled walls, tiled flooring, window to front

Front garden/Parking

A driveway provides parking for several cars

Garage

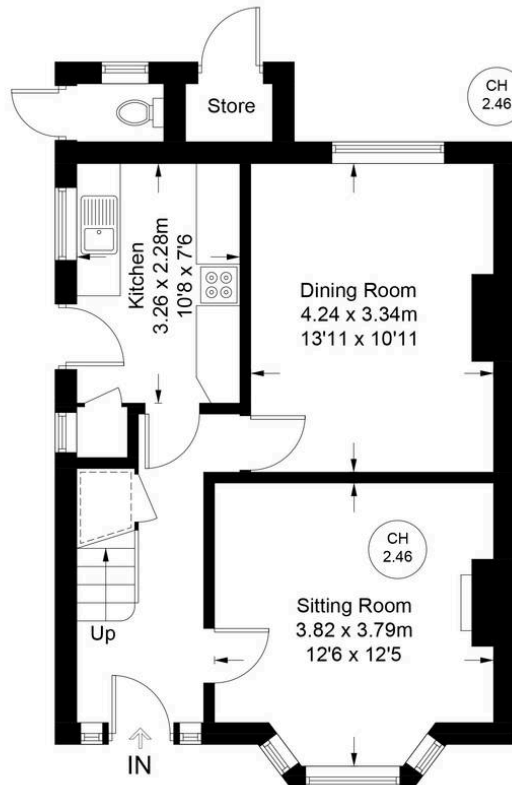
With metal up and over door, light and power

Rear garden

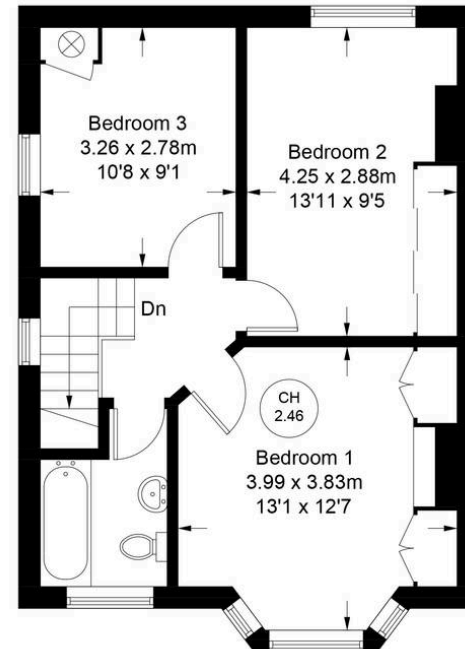
An area of patio leads with a few steps upto the remainder of garden which is laid to lawn with flower and shrub borders. At the rear of is a timber shed and an area of decking. In all the garden extends to 74' x 30'.



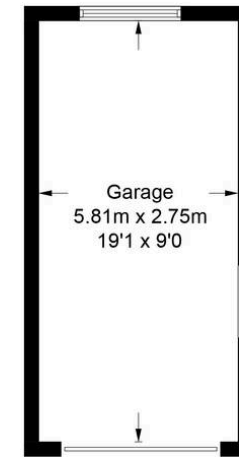
Approximate Gross Internal Area
 Ground Floor = 45.6 sq m / 491 sq ft
 First Floor = 45.4 sq m / 489 sq ft
 Garage = 15.9 sq m / 171 sq ft
 Outbuilding = 2.2 sq m / 24 sq ft
 Total = 109.1 sq m / 1175 sq ft



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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