



12 Bay Tree Close, Loudwater  
£425,000

# 12 Bay Tree Close

Loudwater, Buckinghamshire

A semi detached family home which is need of some updating in this sought after no through road. Entrance hall, Sitting/Dining room, Kitchen, Utility lobby, Three bedrooms, Family Bathroom/Shower, Gas central heating, Double glazing, Off road parking, Gardens. NO CHAIN. Council Tax band: D

Tenure: Freehold

## Reception hall

Radiator, stairs to first floor, wall light point, down lighters, wall thermostat, window to front

## Sitting/Dining room

Fireplace with fitted gas fire and 'back boiler', four wall light points, dimmer switch, radiator, windows to front and rear

## 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 hob with extractor over, space and plumbing for dishwasher, space and plumbing for washing machine, part tiled walls, tiled flooring, cupboard with low level W.C., door to Utility lobby

## Utility lobby

With fitted cupboards, tiled flooring, doors to front and rear





## **First floor**

### **Landing**

Access to loft space, airing cupboard housing lagged hot water cylinder and shelved storage

### **Bedroom 1**

Radiator, window to front

### **Bedroom 2**

Radiator, window to rear

### **Bedroom 3**

Radiator, window to front

### **Bathroom**

White suite comprising panelled bath, low level W.C., shower cubicle housing Triton shower unit, radiator, tiled walls, down lighters, Radiator, window to rear

### **Front garden/Parking**

A driveway provides parking. The remainder is laid to lawn

### **Rear garden**

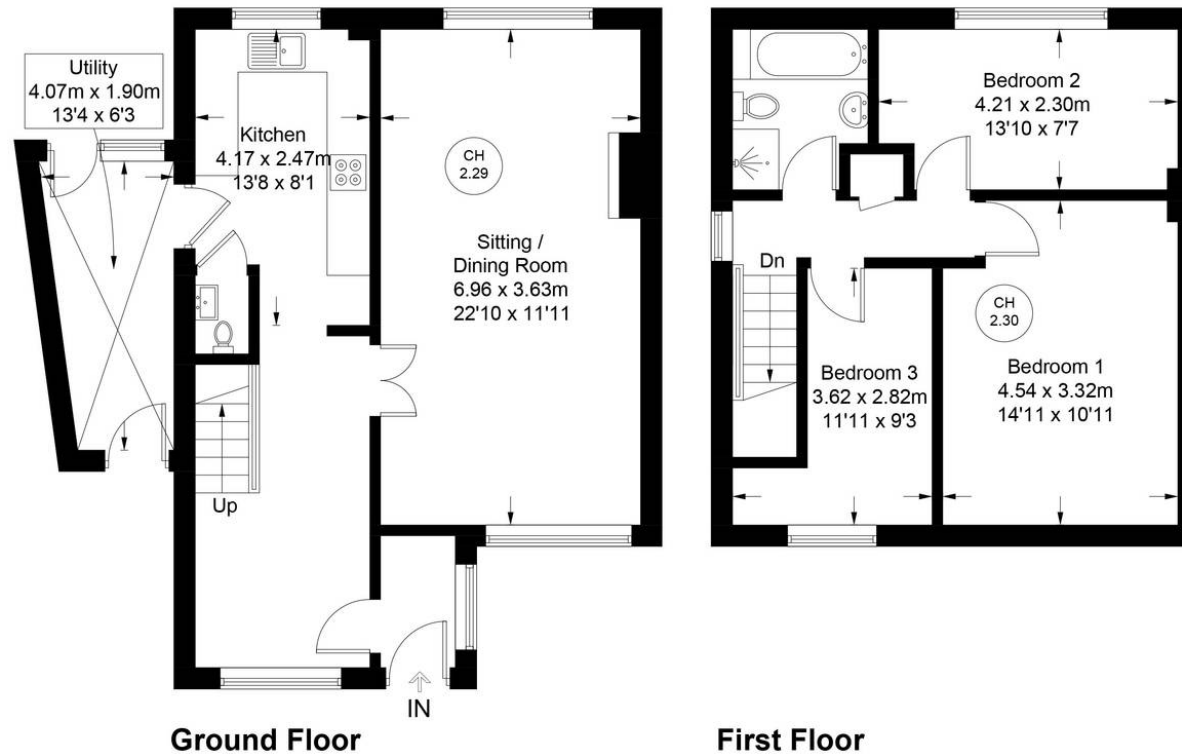
An area of decking leads with steps up to two further terraced areas. All is enclosed by fencing and backs onto woodland.



Approximate Gross Internal Area  
Ground Floor = 58.9 sq m / 634 sq ft  
First Floor = 43.4 sq m / 467 sq ft  
Total = 102.3 sq m / 1101 sq ft



CH  
2.29 = Ceiling Height



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 Estate Agents

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