



65 The Rise, Loudwater
£450,000



65 The Rise

Loudwater, Buckinghamshire

A well appointed semi detached family home in this popular no through road. The property is conveniently situated for access to Junction 3 (London bound) of the M40. Entrance porch, Sitting room, Dining room, Kitchen, Three bedrooms, bathroom, Gas central heating, Double glazing, Garage and parking, Gardens.

Council Tax band: D

Tenure: Freehold

Entrance Porch

Cupboard housing fuses and electric meter, down lighters, two windows to side

Sitting room

Fireplace with fitted gas fire and tiled hearth, stairs to first floor, radiator, windows to front and side

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 Baumatic oven, fitted Belling four ring gas hob with extractor over, space for fridge/freezer, space and plumbing for washing machine, space and plumbing for slim line dishwasher, tiled splash back, tiled flooring, door to garden, window to rear





First floor

Landing

Access to loft space, window to side

Bedroom 1

With a range of built in wardrobes, airing cupboard housing hot water cylinder and shelved storage, radiator, dimmer switch, window to front

Bedroom 2

Radiator, down lighters, window to rear

Bedroom 3

Radiator, down lighters, built in wardrobe, window to front

Bathroom

White suite comprising panelled bath with Aqualisa shower, low level W.C., wash hand basin, tiled walls, heated towel rail, shaver point, shaver point, down lighters, window to rear

Front garden/Parking

A driveway provides parking

Garage

With metal up and over door, light and power

Rear garden

A raised area of decking leads to the remainder of garden which is laid to lawn with flower and shrub borders. To the rear of the garage is a covered bar/seating area. The garden extends to 31' x 13'.



Approximate Gross Internal Area
 Ground Floor = 37.4 sq m / 402 sq ft
 First Floor = 34.4 sq m / 370 sq ft
 Garage = 14.4 sq m / 155 sq ft
 Total = 86.2 sq m / 927 sq ft

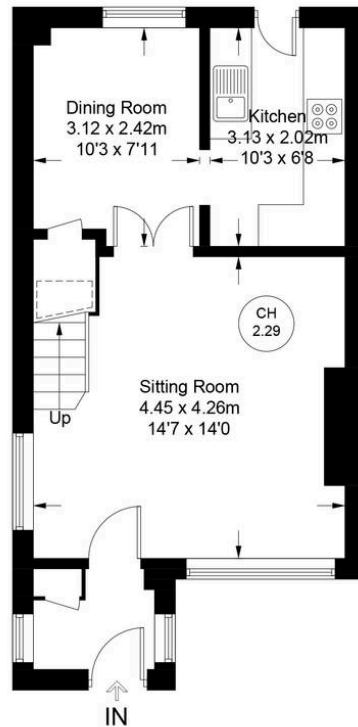


CH
2.29

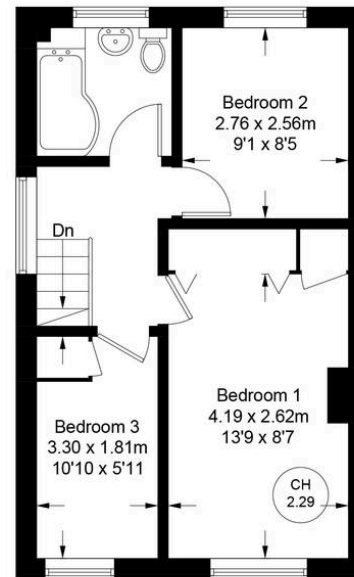
= Ceiling Height



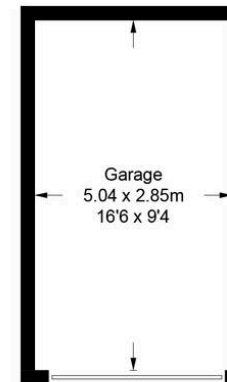
= Reduced headroom below 1.5m / 5'0



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.

Robertsons Estate Agents

Swains House, Swains Lane, Flackwell Heath – HP10 9BN

01628 533373

flackwellheath@robertsonsestateagents.co.uk

www.robertsonsestateagents.co.uk



Robertsons