



London Road, Loudwater, High Wycombe, Buckinghamshire, HP10 9RB

## Spacious semi-detached home requiring repair and modernisation in a sought-after location.

| Deceptively Spacious Semi-Detached Home Requiring Repair & Modernisation | Popular & Convenient Location | Porch | Lounge | Dining Room | Kitchen | Two First Floor Double Bedrooms | Large Bathroom | Second Floor Double Bedroom and Additional 'Study Area' | Large Rear Garden | Shared Driveway Leading to Garage & Parking | Vacant Possession |

This property has been uncard for for a number of years and as a result requires repair and modernisation. The accommodation is deceptively spacious having had a loft conversion to create three double bedrooms in total and a large bathroom. There are two separate reception rooms with a kitchen at the rear. There is a shared driveway with the neighbouring property which leads to a garage and off road parking for 3/4 cars and there are good size gardens to the rear. Conveniently situated for local amenities, especially the M40 (London Bound) at Junction 3 and a large Tesco Supermarket. This is an ideal property for someone looking to take on a project. Vacant and no chain.

# Price... £350,000

Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	40	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC



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### LOCATION

The property is just a stones throw from Tesco in Loudwater and within easy reach of additional supermarkets and retail parks all within a 5 minute drive. There is easy access to the M40 motorway at Junction 3 (London bound only) and railway stations for trains to London & Birmingham are available at High Wycombe or Beaconsfield.

### DIRECTIONS

Leave High Wycombe on the A40 London Road continuing for approximately just under 3 miles, passing over 3 roundabouts, through several sets of traffic lights and the property will be found on the right-hand side just as you approach the large roundabout at Junction 3 of the M40 motorway, almost opposite the Premier Inn.

### ADDITIONAL INFORMATION

#### COUNCIL TAX

Band D

#### EPC RATING

E

#### MORTGAGE

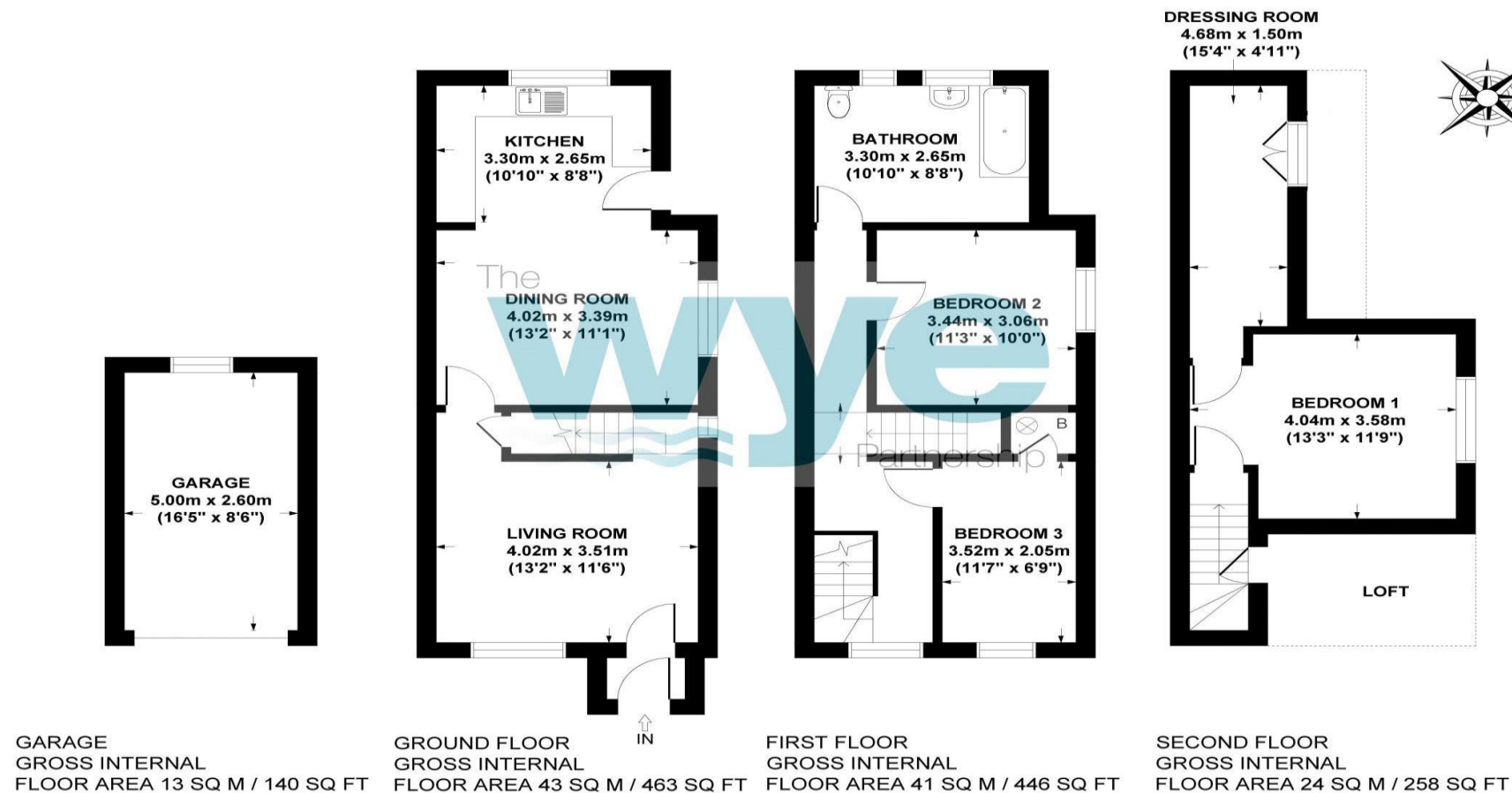
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



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*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

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**EDENHURST, LONDON ROAD, LOUDWATER, HP10 9RB**  
**APPROX. GROSS INTERNAL FLOOR AREA 121 SQ M / 1307 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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The **wye** Partnership