



Keegan White
ESTATE AGENTS

12 Norwood Road | £325,000

12 Norwood Road | Loudwater | HP10 9UX

- Freehold Tenure
- Extensive Refurbishment
- Structural Issues
- Semi-Detached
- Double Glazing
- No Chain

Cash buyers only - The front door opens into the hallway that has stairs rising to first floor, under stairs storage cupboard and gives access to the ground floor accommodation that includes a bathroom, separate WC, living room, kitchen, and a dining room. To the first floor there is a small landing that has loft access and three reasonably sized bedrooms. Externally, there is a lawned garden to front, with side access to the back garden that's large and has fencing to borders. The property requires extensive works inside and out. Although the property has not had a structural survey, there is evidence of movement which means that typical main residential and buy-to-let mortgage lenders will decline to lend against.

Norwood Road is a popular location in Loudwater, which borders Flackwell Heath and is situated between the towns of Beaconsfield and High Wycombe. There are a good range of leisure & recreational facilities, with Loudwater Sports Club off Derehams Lane, Wycombe Heights Golf Club and Wycombe Rugby Club, close by. The property is within walking distance of Loudwater Combined School which has a good Ofsted rating, and is ideally located for road commuters with Junction three of the M40 within a half mile drive. For rail commuters, the Chiltern Railways mainline station in Beaconsfield is three and a half miles away and has fast trains that reach Marylebone in under half an hour.

Additional information

Council Tax: Band C

Energy Performance Rating: EPC C (69)



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