



136 Kingsmead Road, Loudwater

£525,000



Robertsons

136 Kingsmead Road

Loudwater, Buckinghamshire

A well presented older style semi detached house in this popular location set in a good sized plot.

Entrance hall, Cloakroom, Sitting room, Kitchen/Breakfast room, Principal Bedroom with en suite shower room, Three further bedrooms, Family shower room, Gas central heating, Double glazing, Fitted shutters, 86' rear garden, Off street parking for two cars.

Entrance hall

Wooden flooring, radiator, stairs to first floor with under stairs storage cupboard, two windows to front

Cloakroom

Low level W.C., wash hand basin with mixer tap, tiled walls, tiled flooring, heated towel rail, down lighters, window to side

Sitting room

Attractive fireplace with cast iron wood burner, wood flooring, radiator, dimmer switch, bay window to front

Kitchen/Breakfast room

Fitted with a range of eye and base level units incorporating sink unit with mixer tap and drainer, fitted four ring gas hob with extractor over, built in Zanussi double oven, built in Whirlpool dishwasher, built in Whirlpool washing machine, concealed and wall mounted Baxi gas fired central heating boiler, space for American style fridge/freezer, part tiled walls, door to side, dimmer switch, window to rear, double doors to garden

Landing

Stairs to second floor, window to side





Bedroom 2

With a range of fitted wardrobes and drawers, radiator, bay window to front

Bedroom 3

Radiator, window to rear

Bedroom 4

Radiator, window to rear

Shower room

Shower cubicle housing fitted rainfall shower unit, low level W.C., wash hand basin with mixer tap and cupboards under, fitted storage cupboards, fitted mirrored shelved cupboard, two heated towel rails, down lighters, tiled flooring, tiled walls, window to rear

Second floor

Landing

Eaves storage cupboard, down lighters, window to side

Bedroom 1

Radiator, eaves storage cupboards, down lighters, built in shelved cupboard, window to rear

En suite shower room

Corner shower cubicle housing fitted rainfall shower unit, low level W.C., wash hand basin with mixer tap and cupboard under, tiled walls, tiled flooring, down lighters, heated towel rail, tiled flooring, down lighters, heated towel rail, tiled flooring, tiled walls, fitted mirrored cupboard, window to rear

Front garden

Steps lead up from the road with a pathway leading to the front door. The remainder is laid to lawn and enclosed by panelled fencing

Rear garden

An area of paved patio leads with steps up to the remainder of garden which is laid to lawn. There is a further area of patio at the top of the garden with a store/outbuilding. The garden extends to 86'.


Parking

At the rear of the property is parking for two cars. This is accessed from a service road.

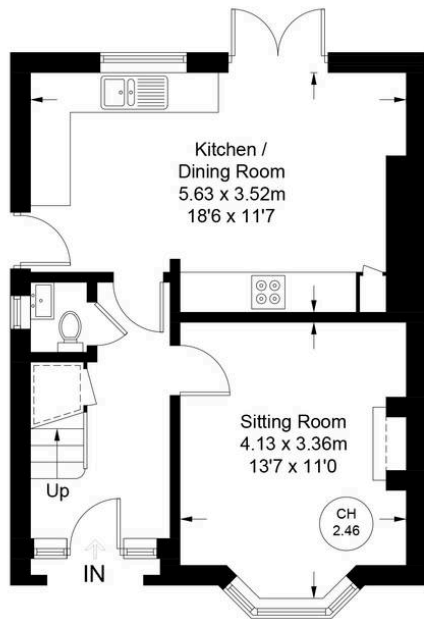


Approximate Gross Internal Area
 Ground Floor = 42.1 sq m / 453 sq ft
 First Floor = 42.9 sq m / 462 sq ft
 Second Floor = 21.6 sq m / 232 sq ft
 Store = 8.4 sq m / 90 sq ft
 Total = 115.0 sq m / 1237 sq ft

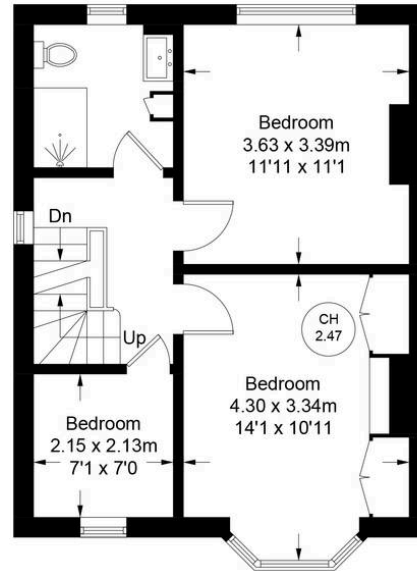


 = Reduced headroom below 1.5m / 5'0

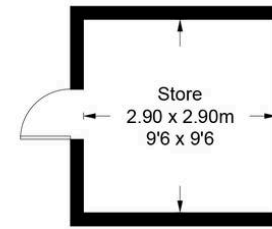
 = Ceiling Height



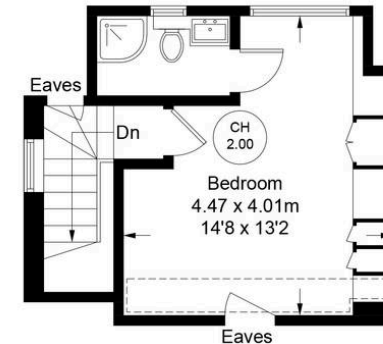
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Second Floor

Floor Plan produced for Robertsons by Media Arcade Ltd ©.

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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