



KINGSMEAD ROAD, LOUDWATER
GUIDE PRICE: £500,000 FREEHOLD

am ANDREW
MILSOM

116 KINGSMEAD ROAD

**HIGH WYCOMBE
BUCKS HP11 1HZ**

PRICE £500,000 FREEHOLD

A two/three bedroom detached bungalow attractively positioned in elevated setting with secluded gardens and rear access to garage and parking.

**PRIVATE GARDENS TO FRONT AND REAR
AND BEYOND ACCESS LANE TO REAR
TWO DOUBLE BEDROOMS
MODERN SHOWER ROOM
LIVING ROOM/DINING ROOM
KITCHEN WITH OVEN & HOB
FIRST FLOOR LOFT ROOM/BEDROOM
DRIVEWAY PARKING TO THE REAR
ADDITIONAL PARKING SPACE
DOUBLE GLAZING
GAS CENTRAL HEATING TO RADIATORS
GARAGE, SHED & WORKSHOP**

TO BE SOLD A mature detached two/three bedroom bungalow in need of some updating with delightful south west facing rear garden and garage in popular and convenient setting on the eastern outskirts of High Wycombe. Features include generous living and dining space, good sized bedrooms and a versatile loft room. The gardens are worthy of special mention and include access to a workshop and garage via a slip lane to the rear beyond which is further elevated land that drops down to farmland and could be landscaped. Kingsmead Road and Loudwater are situated within easy access of High Wycombe town centre and close by villages which provide amenities for day-to-day needs, good primary schooling, the area being in the catchment for outstanding secondary schools. For the commuter access to London can be gained via the nearby M40 motorway or by rail from High Wycombe railway station to London Marylebone.

The accommodation comprises:

ENTRANCE PORCH with replacement front door & further door to

HALLWAY giving access to the principal rooms.

DINING ROOM OPEN TO LIVING ROOM a most generous reception space with through dining area to living space with stone clad fireplace, patio doors to garden and side aspect.



KITCHEN with a range of wood fronted base and eye level units with laminate worktops incorporating a one and a half bowl stainless steel single drainer sink unit with mixer tap, gas hob with extractor over, electric oven, space & plumbing for washing machine &

dishwasher, spacious storage cupboards, aspect to rear, door to side porch and door to staircase leading to loft room/bedroom three.



BEDROOM ONE with aspect to front, range of built in wardrobe cupboards.



BEDROOM TWO with aspect to front, with storage cupboard.

SHOWER ROOM modern fitted comprising walk in double shower with screen, wash hand basin with cupboards below, low level wc.



FIRST FLOOR

LOFT ROOM/BEDROOM THREE with aspect to rear.

OUTSIDE

There are well kept gardens to the **FRONT** where there is lawn with shrubs and hedging providing privacy, with pathway and steps up from the road behind gate. The **REAR GARDEN** faces south westerly and features a good sized terrace and paved patio with pathway to the rear where there is a workshop and **SINGLE GARAGE**, **DRIVEWAY PARKING** and further parking space, all accessed from Spring Lane.



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VIEWING To avoid disappointment, please arrange to view with our Bourne End office on 01628 522666. We shall be pleased to accompany you upon your inspection.

DIRECTIONS From our Bourne End office proceed to Wooburn Green along Town Lane, passing through the village and along Boundary Road towards Loudwater. After the M40 underpass and the Flackwell Heath left hand turning, turn immediately left into Kingsmead Road and drive for approximately one mile finding 116 in an elevated setting on the left hand side.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.



Approximate Gross Internal Area
 Ground Floor = 90.5 sq m / 974 sq ft
 First Floor = 14.4 sq m / 155 sq ft
 Outbuildings = 20.7 sq m / 223 sq ft
 Total = 125.6 sq m / 1,352 sq ft
 (Including Garage)

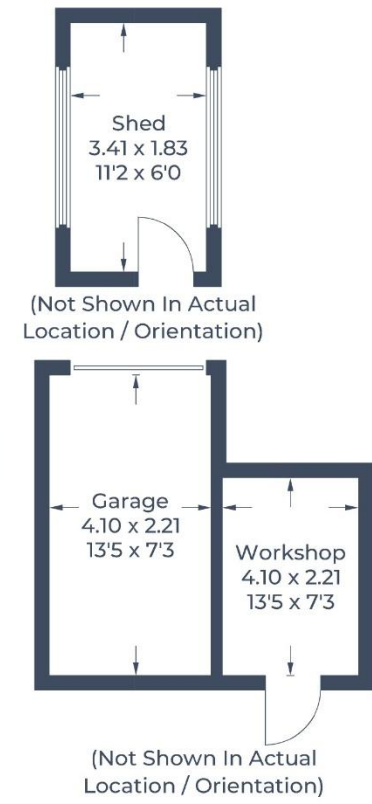
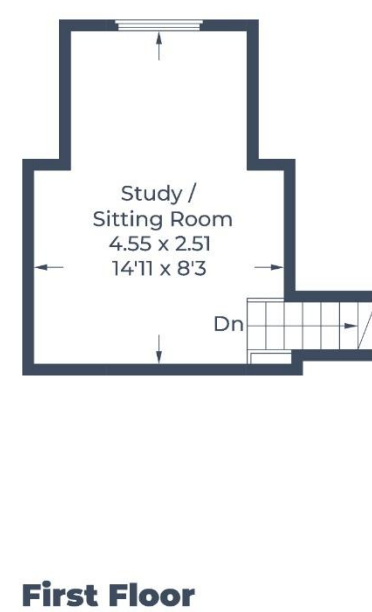
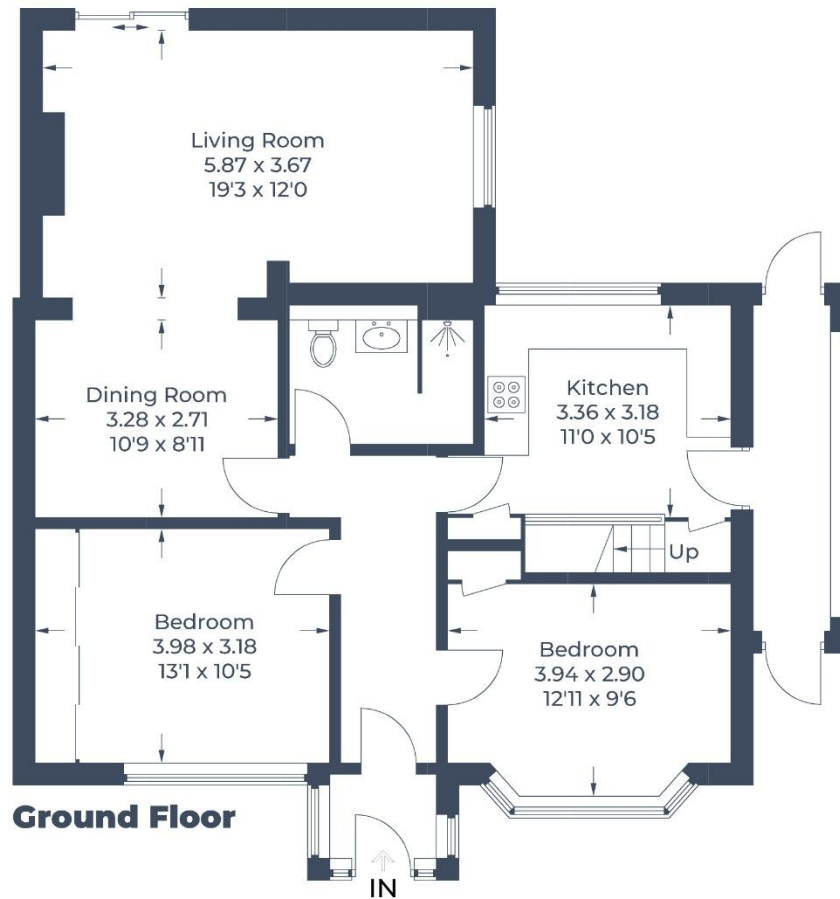


Illustration for identification purposes only,
 measurements are approximate, not to scale.
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