



5 Conway Close, Loudwater
£563,500

5 Conway Close

Loudwater, High Wycombe

A spacious, extended family home in this popular cul-de-sac, offered for sale with no upward chain. Entrance hall, Kitchen/Breakfast room, Shower room, Dining room, Bedroom 1 with en suite Bathroom and dressing room, Two further bedrooms, Family bathroom, Gas central heating, Double glazing, Garage and parking, Private rear garden. Council Tax band: E

Tenure: Freehold

Entrance hall

Stairs to first floor with under stairs storage cupboard, radiator, built in shelved storage cupboard

Kitchen/breakfast room

Fitted with a range of eye and base level units incorporating sink unit with mixer tap and drainer, built in Neff oven, fitted four ring John Lewis hob with extractor over, built in Neff dishwasher, built in fridge, built in storage cupboard, down lighters, space for table, radiator, part tiled walls, door to side, window to front

Sitting room

Fireplace with fitted electric fire, two radiators, sliding patio doors to garden, door to lobby

Lobby

Shower room

Shower cubicle Aqualisa shower unit, low level W.C., wash hand basin with mixer tap and storage under, tiled walls, heated towel rail, down lighters, window to side





Dining room

With sliding doors to garden, radiator, window to rear

First floor

Landing

Window to side

Bedroom 1

Radiator, access to loft space, window to rear

En suite Bathroom/Dressing room

White suite comprising panelled bath with Mira shower over, low level W.C., wash hand basin, extensive range of fitted wardrobes, part tiled walls, window to front and rear,

Bedroom 2

With built in double wardrobe, radiator, window to front

Bedroom 3

With fitted wardrobe, radiator, window to rear

Bathroom

White suite comprising panelled bath, low level W.C., wash hand basin, down lighters, tiled walls, radiator, airing cupboard housing foam clad hot water cylinder and shelved storage, window to front

Front garden/Parking

A block paved driveway provides parking for two cars. The remainder is laid to lawn with raised shrub borders

Garage

With up and over door, space and plumbing for washing machine, space for dryer, space for fridge/freezer, fuses and meters, fitted storage cupboards, light and power, door to rear garden

Rear garden

A paved patio leads to the remainder of garden which is laid to lawn with a further paved area to the rear. There is a timber shed and all enclosed by panelled fencing. The garden extends to 47'.



Approximate Gross Internal Area
 Ground Floor = 60.0 sq m / 646 sq ft
 First Floor = 52.0 sq m / 560 sq ft
 Garage / Utility = 12.5 sq m / 134 sq ft
 Total = 124.5 sq m / 1340 sq ft



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