



11a Derehams Lane, Loudwater

£775,000



Robertsons

11a Derehams Lane

Loudwater, High Wycombe

An individual detached home set back from the road in this popular location ideally situated for access to the motorway network (M40 Junction 3). Entrance hall, Fitted Kitchen/Breakfast room, Family room/bedroom 5, En suite shower room, Sitting room, Ground floor bathroom, Four further bedrooms, Family Bathroom, Gas central heating, Double glazing, Gardens, Parking for several cars. Council Tax band:

TBD Tenure: Freehold

Entrance hall

Two radiators, stairs to first floor, built in cloaks cupboard

Family room/Bedroom 5

Radiator, down lighters, window to front

En suite shower room

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

Bathroom

White suite comprising panelled bath with shower over, wash hand basin with mixer tap, low level W.C., part tiled walls, radiator, shaver point, tiled flooring, heated towel rail, downlighters, window to rear





Kitchen/Breakfast room

Fitted with an extensive range of eye and base level units incorporating sink unit with mixer tap, built in Bosch oven, fitted Bosch induction hob with extractor over, space and plumbing for American style fridge/freezer, built in dishwasher, concealed and wall mounted Viessmann gas fired central heating boiler, central island with seating for two, built in washing machine, built in dryer, tiled walls, tiled flooring, down lighters, space for table, two windows to front, door to side, dimmer switch

Sitting room

Radiator, double doors to garden, down lighters, dimmer switch, window to rear

First floor

Landing

Access to loft space, airing cupboard housing hot water cylinder

Bedroom 1: Built in double wardrobe, radiator, window to front

Bedroom 2 : Radiator, window to front

Bedroom 3 : Radiator, velux window to side

Bedroom 4 : Radiator, velux window to side

Family bathroom

Refitted white suite comprising bath with mixer tap and shower attachment, low level W.C., wash hand basin with mixer tap, radiator, tiled walls, tiled flooring, shaver point, fitted mirror, window to front

Front garden

A driveway provides parking for several cars. The remainder is laid to lawn with flower and shrub borders

Rear garden

A patio leads to the remainder of garden which is laid to lawn with raised flower and shrub borders. There is a timber shed. All is enclosed by panelled fencing and extends to 36' x 35'



Approximate Gross Internal Area
Ground Floor = 75.3 sq m / 810 sq ft
First Floor = 59.1 sq m / 636 sq ft
Total = 134.4 sq m / 1446 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