



4 Berkeley Road, Loudwater  
£565,000



# 4 Berkeley Road

Loudwater, High Wycombe

A very well presented link detached family home in this popular no through road, conveniently situated close to Junction 3 of the M40 (London bound). Entrance hall, Kitchen, Sitting/Dining room, Three bedrooms, Family bathroom, Gas central heating, Double glazing, Garage and parking, Rear gardens.

Council Tax band: E

Tenure: Freehold

## Entrance hall

Stairs to first floor with under stairs storage cupboard, down lighters, wall thermostat

## Kitchen

Fitted with a range of eye and base level units incorporating stainless steel unit with mixer tap and drainer, built in Bosch double oven, fitted four ring hob and extractor over, built in fridge/freezer, built in Bosch washer/dryer, built in Bosch dishwasher, cupboard housing wall mounted Ideal gas fired central heating boiler, part tiled walls, door to garage, window to front





### Sitting room/Dining room

With double doors to garden, two radiators, down lighters, dimmer switch

### First floor

#### Landing

Window to side

#### Bedroom 1

Radiator, window to front

#### Bedroom 2

Radiator, access to loft space, window to rear

#### Bedroom 3

Radiator, window to rear

#### Bathroom

White suite comprising panelled bath with mixer tap and shower attachment and shower over, low level W.C., wash hand basin with mixer tap and cupboards under, fitted mirror, heated towel rail, part tiled walls, airing cupboard housing foam clad hot water cylinder and shelved storage, tiled flooring, window to front

### Front garden/Parking

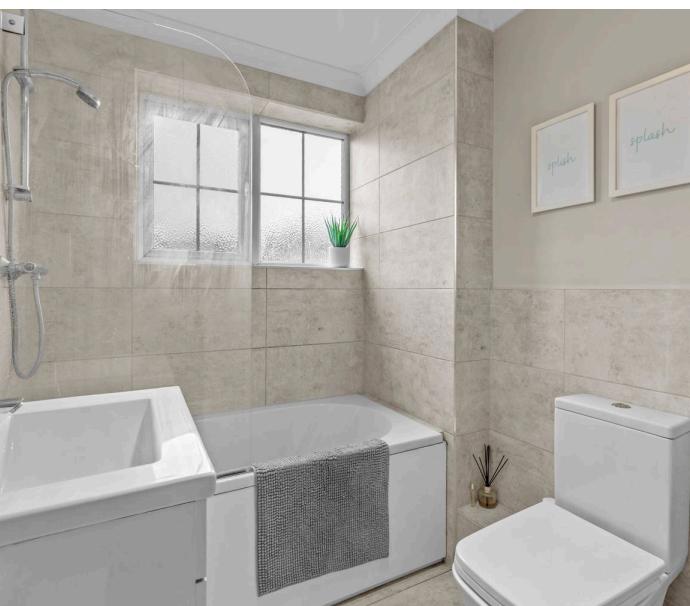
A driveway provides parking for two cars

### Garage

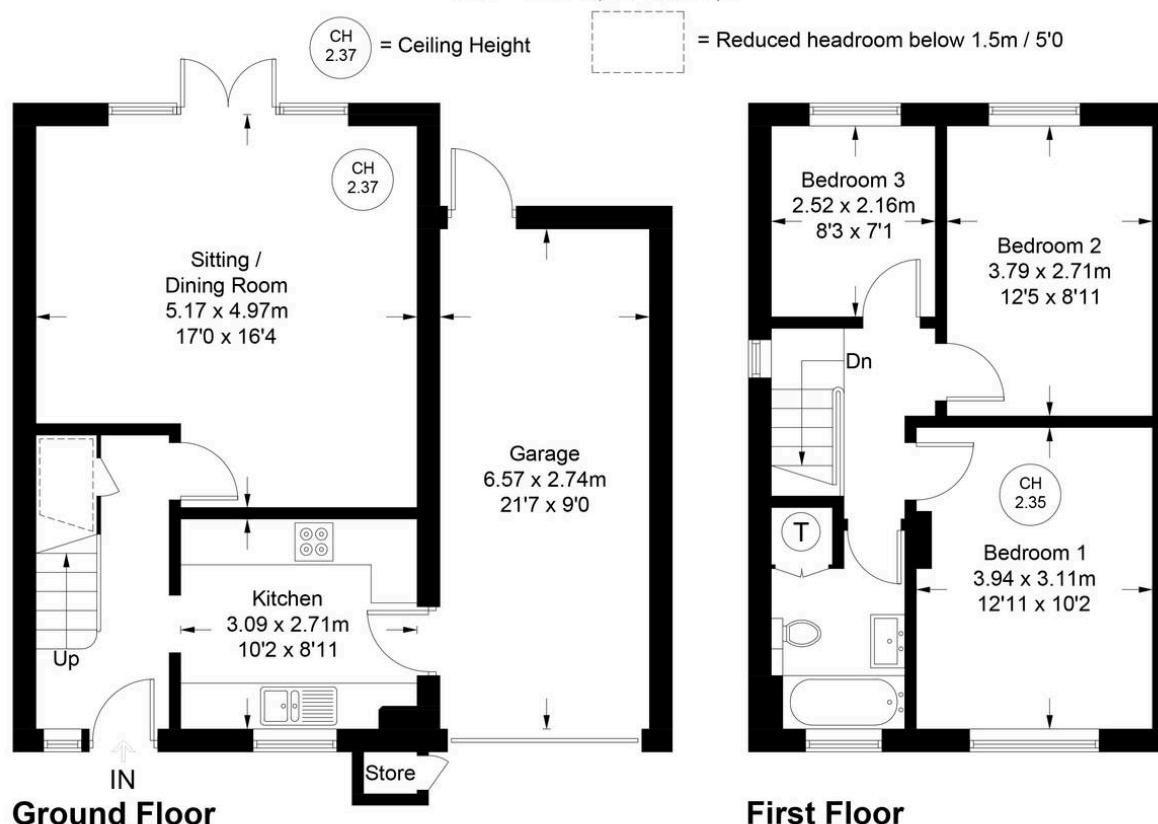
With roller door, light and power, fuses and meters, door to garden

### Rear garden

A paved patio leads to remainder of garden which is laid to lawn with flower and shrub borders. There is a further paved patio area to the rear of the garden. All is enclosed by panelled fencing and extends to 34' x 27'.



Approximate Gross Internal Area  
 Ground Floor = 60.2 sq m / 648 sq ft  
 (Including Garage)  
 First Floor = 39.5 sq m / 425 sq ft  
 External Store = 0.4 sq m / 4 sq ft  
 Total = 100.1 sq m / 1077 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.

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