



Estate Agents
Hurst

16 Fassetts Road, Loudwater, High Wycombe, HP10 9UW
Offers In Excess Of £500,000

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Hurst are pleased to bring to market this extended, three-bedroom, semi-detached family home that is situated just a short drive of junction 3 of the M40 and is located in the catchment for the excellent Loudwater combined school. The property that has been in the same family for over 80 years and is being sold with a heavy heart and does require a degree of redecoration and modernisation throughout, but would appear to lend itself to a further side or rear extension, subject to obtaining the relevant planning permission. Other than being just a short drive of the M40 the property is also equal distance from Beaconsfield & High Wycombe train stations making it great for those looking to commute to London with a direct line service into London Marylebone. The accommodation comprises; entrance hall, sitting room, through family room/dining room, fitted kitchen/breakfast room with door to side access, three bedrooms and family bathroom. The property also benefits from gas central heating, UPVC double glazing, Detached garage with w/c, driveway parking and enclosed and level rear garden which is wider the further back it goes and really is a huge selling point to this property. This really is a great family home and we'd recommend an internal viewing.



**THREE BEDROOM EXTENDED SEMI-DETACHED
GARAGE AND DRIVEWAY PARKING
LARGE LEVEL REAR GARDEN
CLOSE TO JUNCTION 3 OF THE M40
NO ONWARD CHAIN WITH THIS PROPERTY
GOOD SIZE FAMILY HOME
SOUGHT-AFTER LOCATION
DOUBLE GLAZED AND GAS CENTRAL HEATING
GROUND FLOOR EXTENSION
FUTHER EXPANSION STPP**







Fassetts Road

Approximate Gross Internal Area
 Ground Floor = 625 sq ft / 58.1 sq m
 First Floor = 408 sq ft / 37.9 sq m
 Outbuildings = 390 sq ft / 36.2 sq m
 Total = 1423 sq ft / 132.2 sq m



Floor Plan produced for Hursts 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.



The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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