

Thames & Country

5 Brookside

Share of Freehold · Riverside Setting · Unusually Large Kitchen

Station Road, Loudwater, High Wycombe

2

BEDROOMS

1

BATHROOM

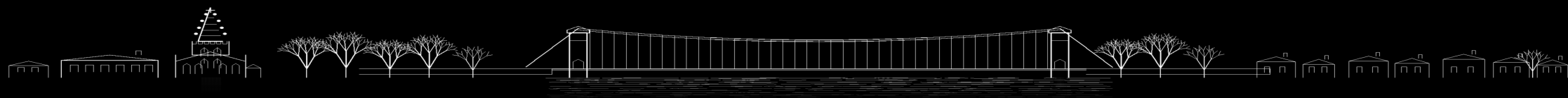
560

SQ FT

1

PARKING

Share of Freehold · Allocated Parking · EPC Rating C · Council Tax Band C





Thomas &
Country
FOR SALE
01234 567890

MTS



Thames & Country

5 Brookside

Station Road · Loudwater · High Wycombe

A bright and well presented two bedroom apartment with a share of the freehold, set in a leafy riverside corner of Loudwater. The kitchen is unusually large for a flat of this type, and an allocated parking space, communal grounds and open green space sit close by, with the M40 and High Wycombe rail within easy reach.

Accommodation

Living & Dining Room | 15.31 sq m

Unusually Large Kitchen | 10.55 sq m

Principal Double Bedroom | Built-in Wardrobes

Second Bedroom | Home Office

Family Bathroom | Shower over Bath

Entrance Hall | Loft Storage

Key Features

Share of Freehold · Resident-Director Managed

One Allocated Parking Space

Approx 560 Sq Ft · EPC Rating C

Electric Heating · Double Glazed Throughout

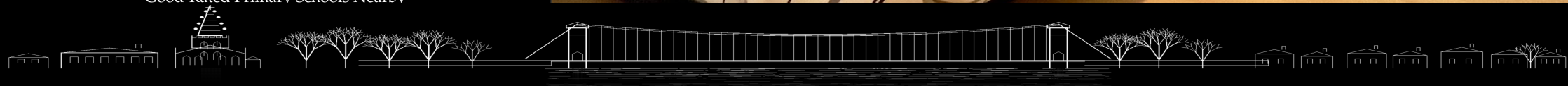
Setting & Location

Leafy Riverside Position · Communal Grounds

Footbridge to Play Park & Open Green Space

M40 approx 0.45 miles · Rail to Marylebone

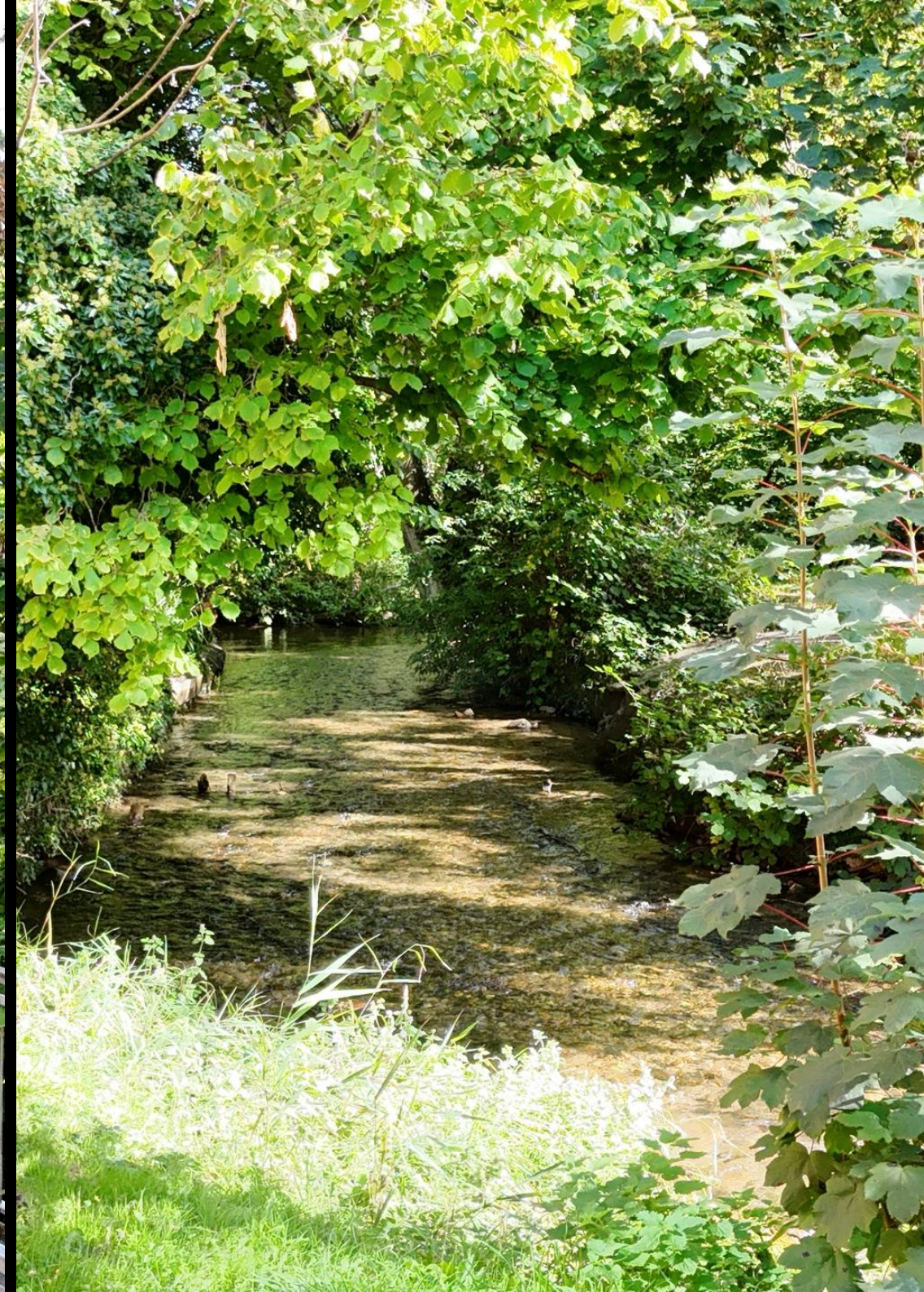
Good-Rated Primary Schools Nearby











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5 Brookside

5 Brookside is a light and well presented two bedroom apartment that offers genuine value in one of Loudwater's greenest pockets. It sits within an attractive red brick development beside a gentle watercourse and a mature weeping willow, with open recreational space and a children's play park reached across the footbridge moments from the door. A share of the freehold and allocated parking set it apart from much of what is available at this level.

The kitchen is the real surprise of the home. At 10.55 sq m it is unusually large for an apartment of this type, almost matching the principal bedroom in size, and offers far more storage and worktop space than these flats normally provide. It is fitted with light wood effect cabinetry, contrasting worktops, mosaic splashbacks and glass fronted display units, with a built in oven and hob. The living and dining room is a good size too at 15.31 sq m, with a bay window and a leafy outlook and room for both a sitting area and a dining table.

There are two bedrooms, the principal a double of 10.51 sq m with built-in wardrobes and a green outlook, and the second well suited as a single bedroom, nursery or home office. The bathroom is fitted with a panelled bath and shower over, a vanity wash basin and a WC, with a useful loft space above providing further storage.

The share of freehold, managed by resident directors rather than an external managing agent, gives owners real control over the building and its running costs. Outside, the development enjoys communal grounds and open green space. For commuters the M40 is around 0.45 miles away and High Wycombe station runs to London Marylebone, while families have a choice of Good rated primary schools including Loudwater Combined, Carrington Infant and Juniper Hill close by.





5 Brookside

Location

Loudwater, High Wycombe

Easy commuter access to

M40 · High Wycombe Rail to London Marylebone

Bourne End approx 2 miles · Beaconsfield · Heathrow approx 14 miles

Essential Information

Tenure	Leasehold with Share of Freehold
Lease	Expires Dec 2112 (approx 86 years)
Management	Resident directors, no managing agent
EPC Rating	C (70)
Council Tax	Band C · Buckinghamshire
Internal Area	560 sq ft (52.0 sq m)
Heating	Electric · Thames Water
Parking	One allocated space
Outside	Communal grounds and green space
Station	High Wycombe (London Marylebone)
Schools	Loudwater Combined, Carrington, Juniper Hill

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5 BROOKSIDE



Total Approx Gross Area
52.00 m² 559.67 Sqft



01628 474000

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Thames & Country ©2023

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