



Rayners Avenue, Loudwater, High Wycombe, HP10 9SL

£850,000

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@ trevor.taylor@exp.uk.com

trevortaylor.exp.uk.com

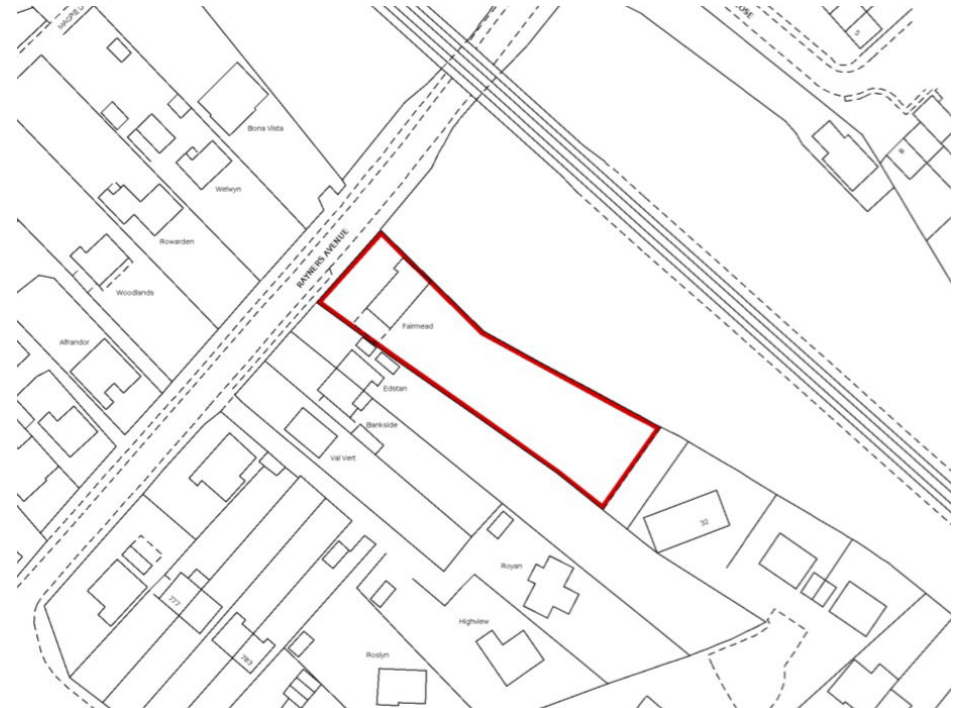
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Nestled in the desirable location of Rayners Avenue, in the peaceful village of Loudwater, Fairmead offers a charming and spacious family home. This well-presented detached property features four generously sized bedrooms, making it ideal for growing families or those looking for extra space. The property is ideally positioned for Junction 3 of the M40 Motorway and just a short drive from High Wycombe Town Centre & Railway Station and Beaconsfield.

As you step inside, you'll be welcomed by a light-filled entrance porch that leads to the heart of the home. The large living room is perfect for relaxing with family, while the separate dining room/sitting room provides an ideal space for hosting guests. The modern kitchen is well-equipped with contemporary appliances and offers a welcoming environment for meal preparation.

The four bedrooms are complemented by a family bathroom, with the master suite benefiting from an en-suite shower room. The property's layout offers flexibility and ample storage throughout. One of the standout features of Fairmead is the impressive indoor heated swimming pool, offering year-round enjoyment in the comfort of your own home.





Externally, the property benefits from a beautifully maintained 200 ft rear garden, providing an expansive outdoor space for children to play, hosting family gatherings, or indulging in outdoor hobbies. In addition, a self-contained AirBnB garden house is an ideal space for guests or renters, providing privacy and comfort, or offering an excellent potential for generating additional income. The front garden and private driveway offer off-road parking for multiple vehicles, ensuring convenience for the whole family.

This home is also equipped with solar panels, offering energy-efficient living and potential savings on your utility bills.

Located just a short distance from Loudwater Combined School and within easy reach of High Wycombe's bustling town centre, Fairmead offers the perfect balance of suburban tranquillity and urban convenience. High Wycombe railway station is just a short drive away, offering direct access to London, making this an ideal location for commuters.



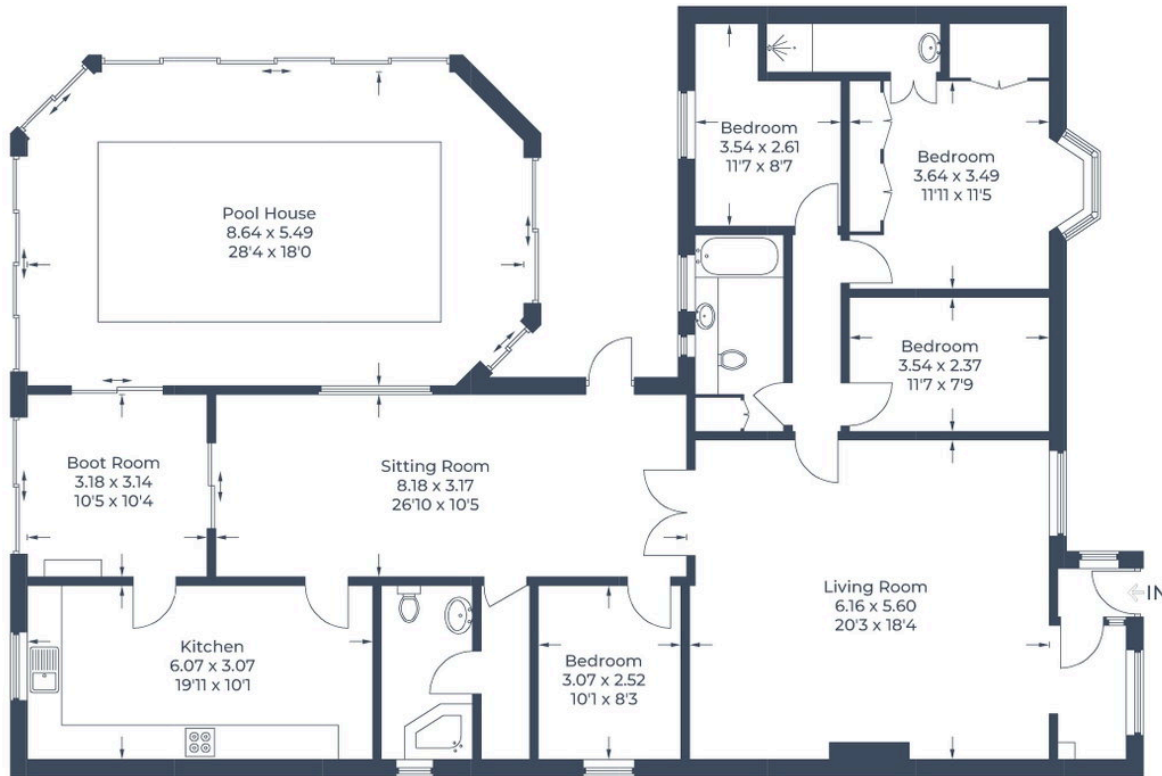


Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

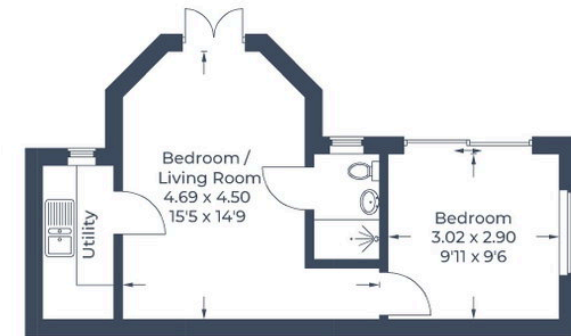
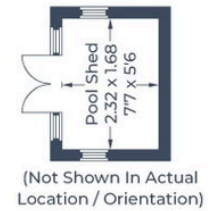
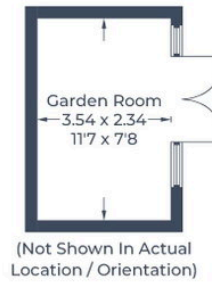


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Approximate Gross Internal Area
 Ground Floor = 209.8 sq m / 2,258 sq ft
 Garden House = 31.6 sq m / 340 sq ft
 Garden Room / Pool Shed = 12.2 sq m / 131 sq ft
 Total = 253.6 sq m / 2,729 sq ft



Ground Floor



Garden House (Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,
 measurements are approximate, not to scale.

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