



2 Derehams Avenue, Loudwater

£565,000



Robertsons

2 Derehams Avenue

Loudwater, High Wycombe

A very individual and much improved semi detached bungalow with an attached annexe/studio. The property is situated in a cul-de-sac close to local amenities and within easy reach of Junction 3 of the M40. Entrance hall, Sitting room, Kitchen/Breakfast room, 3 bedrooms, Refitted shower room, Gas central heating, Double glazing, Annexe- Entrance porch, Sitting room, Cloakroom, Kitchen, Bedroom, Shower room. Landscaped gardens, Garage and off road parking, Second garage/store.

Council Tax band: F Tenure: Freehold

Entrance hall : Wood block flooring, radiator, wall thermostat, access to loft space, built in storage cupboard

Sitting room : Two radiators, sliding patio doors to garden, wood block flooring

Kitchen/Breakfast room : Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, space for oven, space for fridge/freezer, space for table, down lighters, radiator, part tiled walls, door to garden, door to lobby, window to rear

Bedroom : Radiator, window to front

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Study/Bedroom : Radiator, window to front

Shower room : Recently refitted with a walk in shower, low level W.C., wash hand basin with mixer tap and storage under, radiator/heated towel rail, fitted mirrored cupboard, tiled flooring, down lighters, velux window to front





Annexe/Studio

Entrance hall : Radiator, door to Sitting room

Sitting room : Three radiators, cast iron wood burner, two wall light points, two windows to front, vaulted ceiling

Kitchen : Fitted with a range of eye and base level units incorporating sink unit with mixer tap and drainer, space for fridge/freezer, wall mounted gas fired central heating boiler, tiled splash back, radiator, space and plumbing for washing machine, door to lobby, window to rear,

Cloakroom : Low level W.C.

Lobby : Door to Kitchen/breakfast room, door to garden

First floor/Mezzanine : Galleried landing with velux window to front, storage area

Bedroom : Radiator, recessed storage/hanging space, window to rear

Shower room : Shower cubicle housing Mira shower unit, wash hand basin with mixer tap, part tiled walls, heated towel rail, window to front

Front garden/Parking

The front garden is laid to lawn with well stocked flower and shrub borders. The driveway provides off road parking for two/three cars

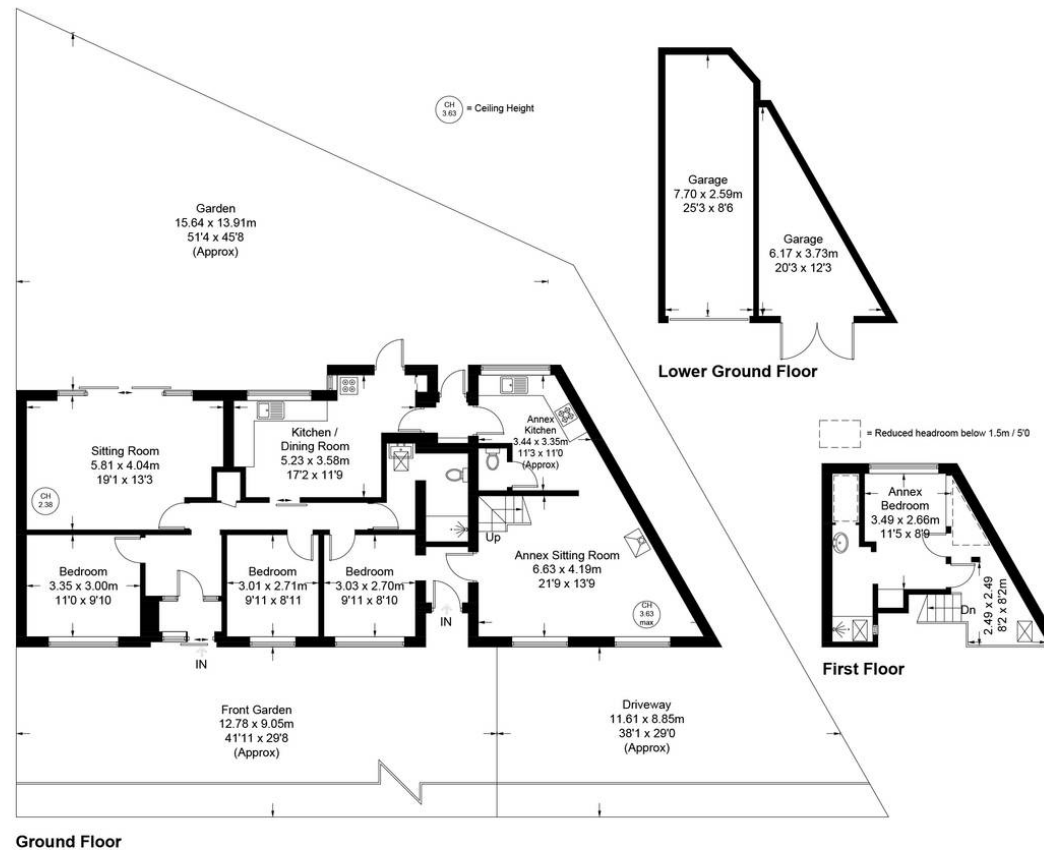
Garage : With metal up and over door, light and power

Garage/Store : Reduced size garage for storage

Rear garden : A paved patio leads to a raised area of decking. There is an area of lawn, further paved area and a further raised decking area with a timber summerhouse. All is enclosed by panelled fencing and walling with gated side access.



Approximate Gross Internal Area
 Lower Ground Floor = 32.9 sq m / 354 sq ft (Including Garages)
 Ground Floor = 127.5 sq m / 1372 sq ft
 First Floor = 22.0 sq m / 237 sq ft
 Total = 182.4 sq m / 1963 sq ft



Floor Plan produced for Robertsons 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.

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