



12 Lammas Way, Loudwater
£410,000

12 Lammas Way

Loudwater, Buckinghamshire

A well appointed semi detached family home conveniently situated for access to the M40 (Junction 3 London bound). The property is offered for sale with no upward chain. Kitchen/Dining room, Sitting room, Three bedrooms, Bathroom, Gas central heating, Double glazing, Reduced size garage, Off street parking for two cars, Low maintenance rear garden.

Council Tax band: C

Tenure: Freehold

Kitchen/Dining room

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, built in oven, fitted four ring gas hob with extractor over, space and plumbing for washing machine, built in fridge, built in freezer, part tiled walls, down lighters, tiled flooring, concealed wall mounted Vaillant gas fired central heating boiler, window to front, radiator,

Sitting room

Marble effect fireplace with fitted electric fire, stairs to first floor with under stairs storage cupboard, radiator, door to garden, wall thermostat, two windows to front, window to side





First floor

Landing

Access to loft space

Bedroom 1

With a range of fitted wardrobes, radiator, dimmer switch, windows to rear and side

Bedroom 2

Radiator, airing cupboard housing foam clad hot water cylinder and shelved storage, dimmer switch, window to front

Bedroom 3

Radiator, dimmer switch, window to rear

Bathroom

White suite comprising panelled bath with mixer tap and Aqualisa shower over, low level W.C., wash hand basin with mixer tap, heated towel rail, tiled walls, tiled flooring, two fitted mirrors, window to front

Front garden/Parking

A block paved driveway provides parking for two cars

Garage/store

A reduced size garage with metal up and over door, light and power, meters

Rear garden

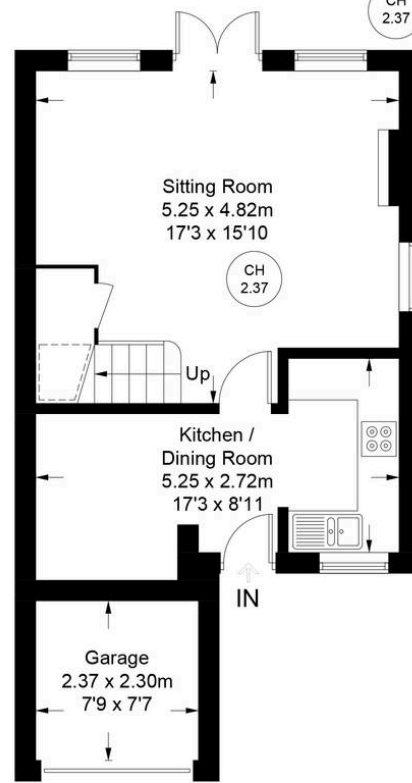
An area of patio leads to the remainder of garden which has an area of artificial grass and a gravelled pathway. There is a timber shed. All is enclosed by panelled fencing and brick walling, extending to x



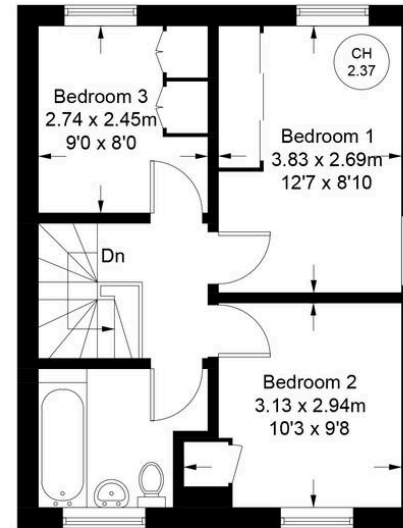
Approximate Gross Internal Area
 Ground Floor = 37.7 sq m / 406 sq ft
 First Floor = 36.5 sq m / 393 sq ft
 Garage = 5.4 sq m / 58 sq ft
 Total = 79.6 sq m / 857 sq ft



CH 2.37 = Ceiling Height



Ground Floor



First Floor

= Reduced headroom below 1.5m / 5'0

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.



Robertsons