

15a Old Forge Road, Loudwater, Buckinghamshire, HP10 9TP - £550,000

*We are delighted to offer for sale this stunning refurbished detached house located in a quiet cul de sac in the sought-after village of Loudwater.*

Stunning Family Home | Entrance Hall | Modern Refitted Cloakroom | Large Contemporary Lounge/Dining Room | Playroom/Study/Bedroom 4 | Stunning 17' Kitchen/Breakfast Room Across Rear | First floor Landing | Three First Floor Bedrooms | Built in Wardrobes | Modern Refitted Family Shower Room | Immaculate Condition Throughout | Gas Central Heating To Radiators | Double Glazed Windows | Cul De Sac Location | Lovely Rear Garden | Covered Patio With Retractable Roof | Garage | Short Walk Of Village Centre | Additional Parking On Hardstanding | Must Be Internally Viewed To Appreciate This Family Home |

We are delighted to offer for sale this stunning, refurbished, detached house, located in a quiet cul de sac in the sought-after village of Loudwater. The property is presented to the market in turn key condition, it is heated by gas central heating to radiators, has double glazed windows and has an entrance hall, modern fitted cloakroom, a very large lounge/dining room, study/playroom/bedroom 4 and a large modern refitted kitchen/breakfast room To the first floor are three good size bedrooms (two with built-in wardrobes) and a superb refitted family shower room. Outside is a large, covered patio with a retractable cover for sunny days, ideal for outside entertaining which leads to a lawned area with well stocked flower beds. A garage is adjacent to the house plus additional parking on site. Early viewing is advised of this ready to move into family home.

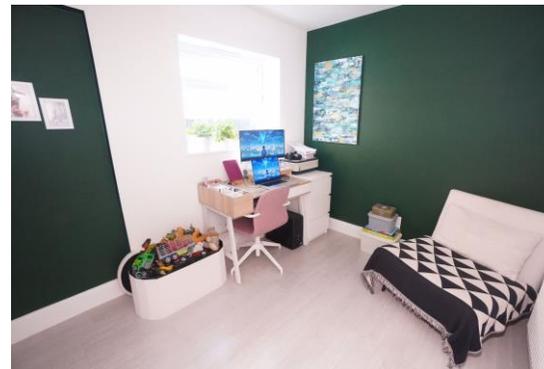
**Price... £550,000**

*Freehold*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
		85
	73	

England & Wales EU Directive 2002/91/EC

www.epc4u.com



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## LOCATION

Situated just under 3 miles to the East of High Wycombe and close to Junction 3 of the M40 motorway and local shopping facilities. The property sits between High Wycombe and Beaconsfield with public transport links to both towns running close by and both offer rail services into London/Birmingham and more comprehensive shopping facilities. Excellent local shops are within a short distance.

## DIRECTIONS

From High Wycombe town centre proceed out along the A40 London Road and continue straight over two roundabouts and a series of traffic lights until the next mini roundabout. Proceed straight over this mini roundabout and then turn right into Birfield Road, take the 1st right into Old Forge Road and follow the road round where the property will be found at the end of the cul-de-sac.

## ADDITIONAL INFORMATION

### EPC RATING

C

### COUNCIL TAX

Band E

### MORTGAGE

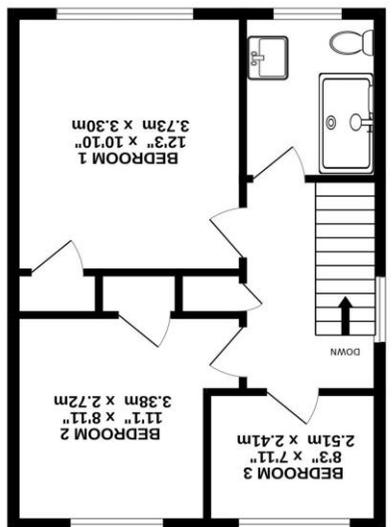
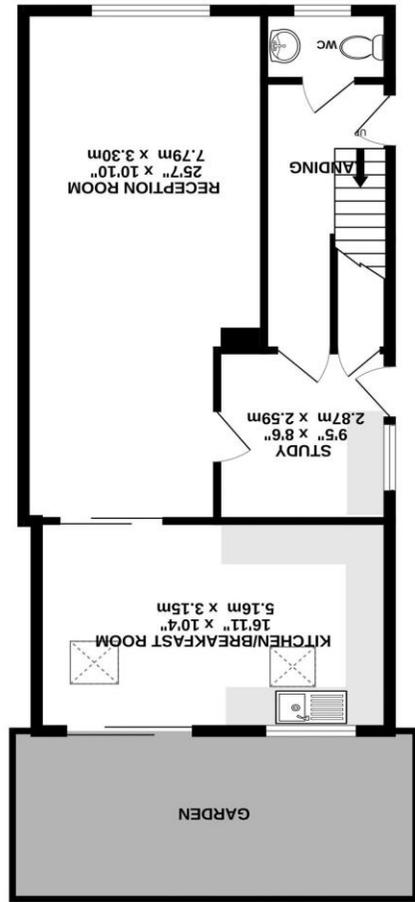
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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*Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.*

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TOTAL FLOOR AREA : 1225sq.ft. (113.8 sq.m.) approx.

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.

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