



10 MEAVY CLOSE, LOUDWATER
PRICE: £475,000 FREEHOLD

am ANDREW
MILSON

**10 MEAVY CLOSE
LOUDWATER
BUCKS HP13 7BH**

PRICE: £475,000 FREEHOLD

A spacious three bedroom semi-detached property situated on a popular cul de sac.

PRIVATE REAR GARDENS: THREE BEDROOMS: BATHROOM: LIVING ROOM: KITCHEN/DINING ROOM: STUDY: UTILITY ROOM: DOUBLE GLAZING: GAS CENTRAL HEATING TO RADIATORS: DRIVEWAY PARKING: SINGLE GARAGE.

TO BE SOLD: this conveniently located three bedroom semi-detached home offers spacious and well proportioned accommodation to both the ground and first floor. The property comprises of an open plan kitchen/dining room, study, utility room, living room, three bedrooms, bathroom, single garage, private rear garden and fully paved driveway providing off street parking for several cars. The property is located on a popular cul de sac close to both Loudwater village and High Wycombe retail parks. Loudwater village has a shop for day to day needs and doctors' surgery whilst more extensive facilities can be found in nearby Flackwell Heath. There is access to the M40 motorway at either Junction 3 (Wycombe East) or at Junction 2 (Beaconsfield) and there are railway stations in nearby Bourne End and also in Beaconsfield serving London Paddington, via Maidenhead, which links to the Elizabeth Line and London Marylebone respectively. The accommodation comprises:

Upvc front door to **ENTRANCE PORCH** double glazed window to front, radiator, part glazed timber door opening to



LIVING ROOM double glazed window to front, inset gas fire with timber surround, television aerial point, stairs to First Floor Landing with storage under.

KITCHEN/DINING ROOM



Kitchen comprising range of base units with wall mounted gas central heating boiler, gas hob with cooker hood over and electric oven under, space and plumbing for dishwasher, stainless steel sink and drainer with mixer taps, space and plumbing for washing machine, storage cupboard and double glazed window to side, radiator.



STUDY double glazed patio doors to rear, radiator.

UTILITY ROOM double glazed patio doors to rear, double glazed door to side, radiator, fitted wall and base units.

FIRST FLOOR

LANDING double glazed window to side.



BATHROOM suite comprising panel bath with mixer taps and wall mounted shower unit, pedestal hand wash basin, low level w.c., heated

towel rail, double glazed frosted window, part tiled walls.



BEDROOM ONE double glazed window to front, radiator, wall of fitted wardrobes.



BEDROOM TWO double glazed window to rear, radiator and fitted wardrobes.

BEDROOM THREE double glazed window to front, radiator, fitted storage cupboard.

OUTSIDE

TO THE FRONT is a part block paved and part concrete driveway providing off street parking for several cars with driveway continuing down the side to

SINGLE GARAGE with metal up and over door, power and light, double glazed door into Garden.

TO THE REAR is a private garden mainly laid to lawn with timber fence panel surround and area of raised decking to the rear of the garage.

BOU1010224 **EPC BAND: D**

COUNCIL TAX BAND: D

VIEWING Please contact our Bourne End office bourneend@andrewmilsom.co.uk or 01628 522 666.

DIRECTIONS: using the postcode **HP13 7BH** the property will be found, after a short distance, on the right hand side.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

Attfield James Financial Management can guide you through the Mortgage maze. Part of the Fairstone Group with access to the whole mortgage market including later life mortgages and equity release. They also advise on insurances, pensions and investments. 01628 623 600.

allan@attfieldjamesfm.co.uk

www.attfieldjamesfinancialmanagement.co.uk

Your home is at risk if you do not maintain mortgage payments or a loan secured on it.

For clarification we would wish to inform prospective purchasers that we have prepared these

particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

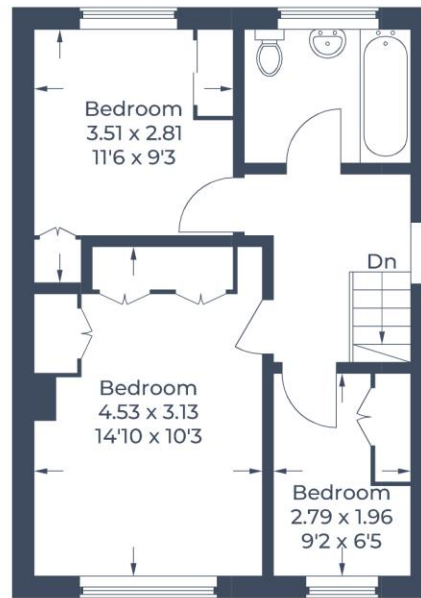
**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**



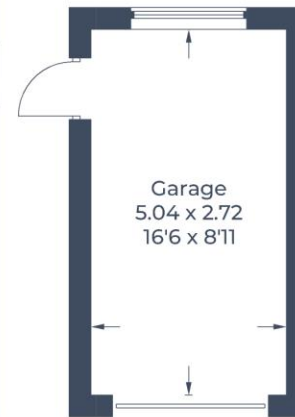
Approximate Gross Internal Area
Ground Floor = 54.2 sq m / 583 sq ft
First Floor = 39.3 sq m / 423 sq ft
Garage = 13.8 sq m / 148 sq ft
Total = 107.3 sq m / 1,154 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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

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