



5 Fassetts Road, Loudwater

£395,000



Robertsons

5 Fassetts Road

Loudwater, High Wycombe

A beautifully presented extended two bedroom character semi detached home having been exceptionally well maintained throughout. This very appealing home offers a warm welcoming interior including sympathetic decor within and enjoys a truly delightful south facing rear garden. Loudwater is a well regarded area to the East of High Wycombe close to Wooburn Green and Flackwell Heath, providing easy access to the M40 Motorway London bound at Junction 3. Entrance lobby, Sitting room, Kitchen, Breakfast room, Shower room/Utility room, Bedroom 1 with en suite bathroom, Bedroom 2, Gas central heating, Double glazing, 48' rear garden.

Entrance lobby

Downlighter, window to side

Sitting room

Brick built open fireplace with wooden mantle, beamed ceiling, cupboard housing fuses and meters, stairs to first floor, two radiators, windows to side and rear, wall thermostat, dimmer switch

Kitchen

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, built in double oven, fitted four ring hob with extractor over, space for fridge/freezer, built in Bosch dishwasher, tiled splash back, down lighters

Breakfast room

Radiator, double doors to garden





Shower Room/Utility room

Corner shower cubicle housing fitted Mira shower unit, low level W.C., wash hand basin with tiled splash back, heated towel rail, space and plumbing for washing machine, window to side

First floor

Landing

Bedroom 1

With cast iron fireplace, radiator, windows to side and rear

En suite Bathroom

Roll top bath with shower attachment, low level W.C., wash hand basin with tiled splash backs, radiator, part tiled walls, shaver point/light, access to loft space, window to rear

Bedroom 2

Access to loft space, radiator, bay window to front with window seat

Front garden

A small enclosed paved and gravelled front garden

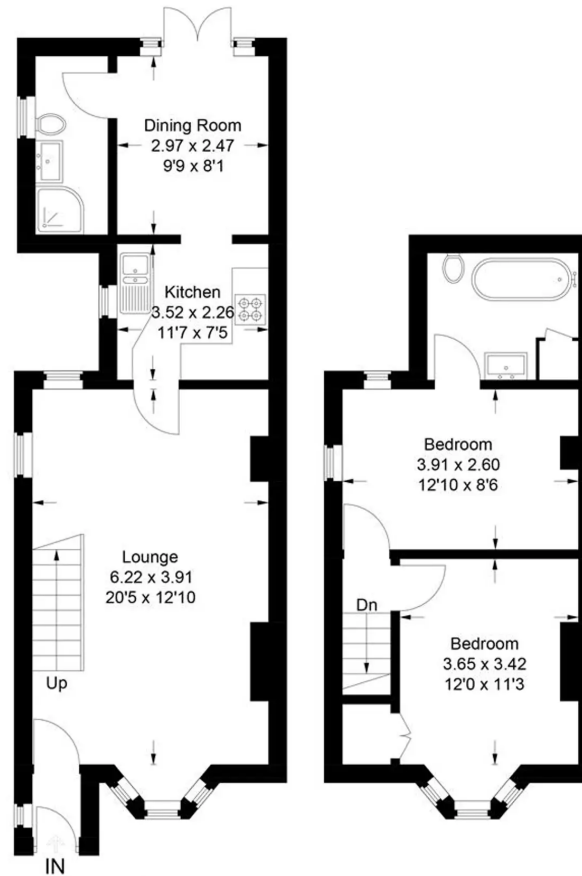
Rear garden

A paved patio leads to the remainder of garden which is laid to lawn with flower and shrub borders. There is a timber shed and all is enclosed by panelled fencing. The garden extends to 48'.



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Approximate Gross Internal Area
Ground Floor = 43.8 sq m / 471 sq ft
First Floor = 30.4 sq m / 327 sq ft
Total = 74.2 sq m / 798 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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