



5 The Rise, Loudwater

£635,000



Robertsons

## 5 The Rise

High Wycombe, High Wycombe

A sympathetically extended family home set in a private corner plot in this popular no through road. Entrance hall, Sitting room, Dining room, Kitchen/Breakfast room, Utility room, Cloakroom, Bedroom 1 with en suite shower room, Three further bedrooms, Family bathroom/shower, Gas central heating, Double glazing, Garage, Off road parking for two cars, Gardens. Viewing recommended.

### Entrance hall

Radiator, stairs to first floor with under stairs storage cupboard, walk in storage cupboard with water softener, windows to front and side

### Sitting room

Fireplace with fitted gas flame effect fire, two wall light points, window to front, double doors to dining room

### Dining room

Radiator, double doors to garden

### Kitchen/Breakfast room

Fitted with a range of eye and base level units incorporating sink unit with mixer tap and drainer (filtered drinking water supply), built in AEG double oven, fitted five ring AEG hob with extractor over, built in AEG dishwasher, down lighters, space for table, radiator, space for American style fridge/freezer, tiled flooring, windows to side and rear, door to garden

### Utility room

Fitted with base level units incorporating stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, part tiled walls, radiator, down lighters, window to front





### **Cloakroom**

Low level W.C., wash hand basin with mixer tap and cupboards under, down lighters, wall mounted Vaillant gas fired central heating boiler, tiled flooring, down lighter, window to side

### **Landing**

Access to loft space, window to front, airing cupboard housing hot water cylinder and shelved storage

### **Bedroom 1**

#### **En suite shower room**

Corner shower cubicle housing fitted shower unit, low level W.C., wash hand basin with mixer tap and cupboard under, heated towel rail, tiled walls, tiled flooring, down lighters, shaver point

### **Bedroom 2**

Radiator, dimmer switch, window to front

### **Bedroom 3**

Radiator, dimmer switch, window to rear

### **Bedroom 4**

Built in storage cupboard, radiator, window to front

### **Bathroom**

White suite comprising panelled bath with mixer tap and shower attachment, corner shower cubicle housing fitted shower unit, low level W.C., wash hand basin with mixer tap and cupboards under, tiled walls, tiled flooring, shaver point, heated towel rail, down lighters, window to rear

### **Front garden/Parking**

A driveway to the front and rear provides parking for two cars

### **Garage**

With metal up and over door, light and power

### **Rear garden**

An area of patio leads to the remainder of garden which is laid to lawn. All is enclosed by panelled fencing and hedging and extends to 51' x 32'.



Approximate Gross Internal Area  
 Ground Floor = 71.7 sq m / 772 sq ft  
 First Floor = 72.1 sq m / 776 sq ft  
 Garage = 14.0 sq m / 151 sq ft  
 Total = 157.8 sq m / 1699 sq ft



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.

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