



Station Road, Loudwater

£425,000



Robertsons

36 Station Road

Loudwater, Buckinghamshire

A character semi detached cottage dating from 1886 set on a good sized plot with scope to enlarge (subject to the usual permissions). Entrance lobby, Sitting room, Dining room, Kitchen, Two double bedrooms, Bathroom, Gas central heating, Double Glazing, Gardens.

Entrance lobby

Stairs to first floor

Sitting room

With cast iron fireplace with tiled hearth and wooden surround, two wall light points, cupboard housing meters, wooden flooring, bay window to front

Dining room

Radiator, wall thermostat, understairs storage cupboard, windows to side and rear

Kitchen

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, built in Belling oven, fitted four ring Belling hob with extractor over, space and plumbing for washing machine, space for slimline dishwasher, space for fridge/freezer, part tiled walls, tiled flooring, downlighters, windows to side and rear, door to garden





First floor

Landing

Access to loft space

Bedroom 1

Radiator, windows to front and side

Bedroom 2

Airing cupboard housing wall mounted Worcester gas fired central heating boiler, radiator, dimmer switch, window to rear

Bathroom

White suite comprising panelled bath with mixer tap and shower attachment, low level W.C., wash hand basin with mixer tap and cupboards under, heated towel rail, part tiled walls, tiled flooring, wall mounted Dimplex heater, downlighters, window to rear

Front garden

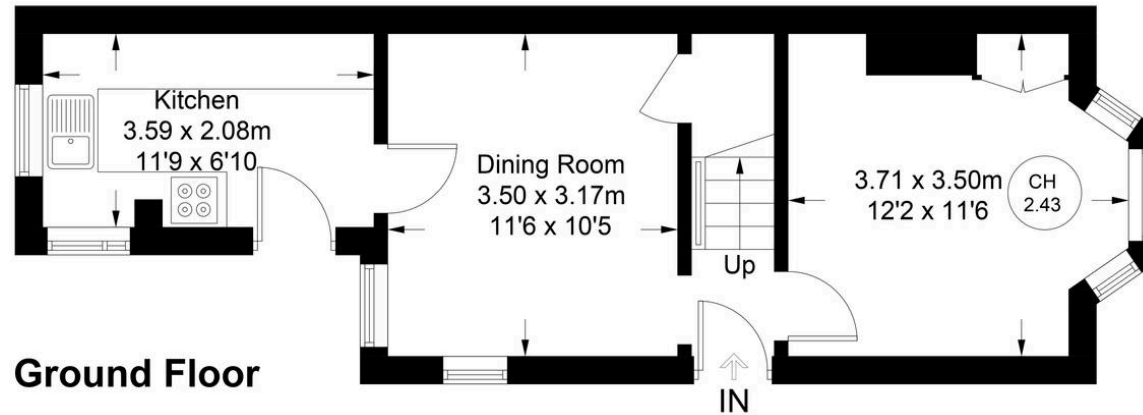
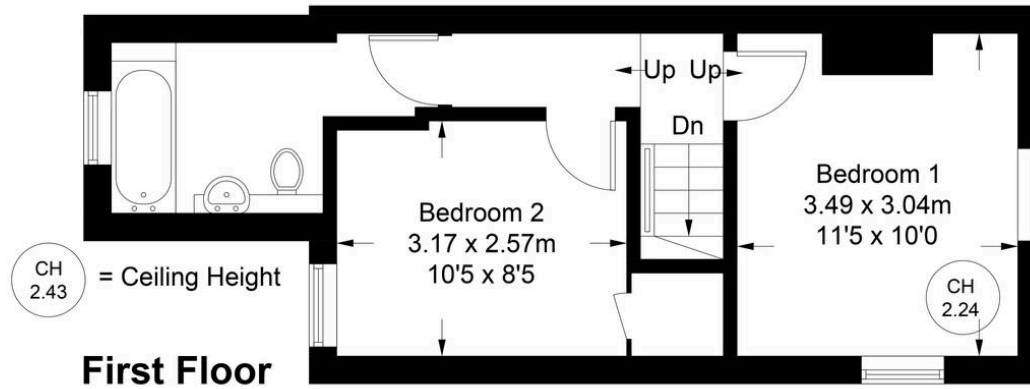
The front garden is gravelled

Rear garden

An area of patio leads to the remainder of garden which is laid to lawn with flower and shrub borders. All is enclosed by panelled fencing and an attractive brick and flint wall. The garden extends to 62' (max.) x 31'.



Approximate Gross Internal Area
Ground Floor = 35.1 sq m / 378 sq ft
First Floor = 30.4 sq m / 327 sq ft
Total = 65.5 sq m / 705 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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