



14 Hammersley Lane, Loudwater

£500,000



14 Hammersley Lane

Loudwater, Buckinghamshire

A really well presented and extended semi detached family home which enjoys countryside views to the front. Entrance hall, Shower room, Utility room, Sitting room, Dining room, Family room, Kitchen, Three double bedrooms, Family bathroom, Gas central heating, Double glazing, 82' rear garden, Garage and parking to the rear. Viewing recommended.

Entrance hall

Radiator, stairs to first floor, wooden flooring, wall thermostat

Utility room

Fitted work surface with space and plumbing for washing machine, space for dryer, space for fridge/freezer, part tiled walls, tiled flooring, wall mounted Worcester gas fired central heating boiler, radiator, window to front

Shower room

Corner shower cubicle housing Aqualisa shower unit, low level W.C., wash hand basin with mixer tap, heated towel rail, tiled walls, tiled flooring, window to side

Sitting room/Dining room

With bay window to front, wooden flooring, downlighters, two radiators, dimmer switch, doors to Family room

Kitchen

Fitted with a range of eye and base level units incorporating sink unit with mixer tap and drainer, built in Miele oven, fitted four ring AEG induction hob with extractor over, space for fridge/freezer, part tiled walls, downlighters, radiator, built in microwave, wooden flooring, window to side





Family room

Radiator, tiled flooring, three velux windows, dimmer switch, door to side, double doors to rear garden

First floor

Landing

Access to loft space, radiator

Bedroom 1

With a range of fitted wardrobes, radiator, bay window to front

Bedroom 2

Radiator, window to rear

Bedroom 3

Radiator, two windows to front

Bathroom

White suite comprising panelled bath with mixer tap and Aqualisa shower over, low level W.C., wash hanmd basin with mixer tap, heated towel rail, shelved airing cupboard, shaver point, mirrored cupboard, tiled walls, tiled flooring, two windows to rear

Front garden

Apathway leads to the front door. The remainder is an enclosed garden with well stocked shrub borders.

Rear garden

An area of patio leads to the remainder of garden which is laid to lawn with raised flower and shrub borders. There is a timber shed with light and power. All is enclosed by panelled fencing and extends to 82'.

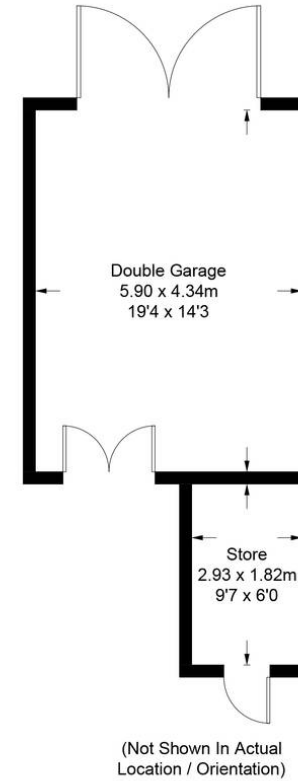
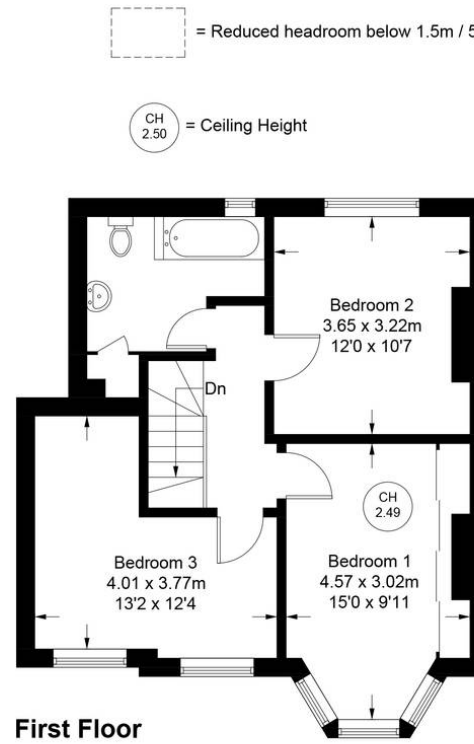
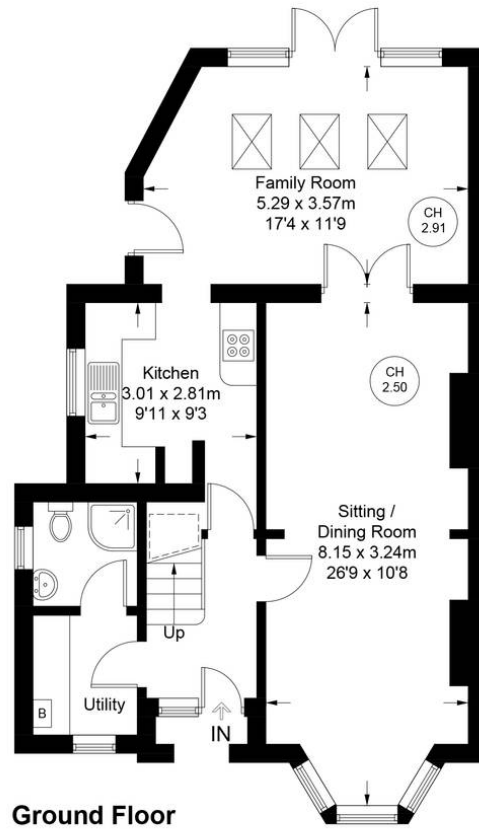
Garage

Parking

There are two parking spaces in front of the garage, approached via a service road



Approximate Gross Internal Area
 Ground Floor = 68.1 sq m / 733 sq ft
 First Floor = 49.6 sq m / 534 sq ft
 Outbuildings = 31.3 sq m / 337 sq ft
 Total = 149.0 sq m / 1604 sq ft



[Dashed box symbol] = Reduced headroom below 1.5m / 5'0

[Circle with CH symbol] = Ceiling Height

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.



Robertsons