



9 Fassetts Road, Loudwater

£425,000



# 9 Fassetts Road

Loudwater, High Wycombe

A pretty and characterful semi detached house dating back to 1912 in this popular side road conveniently situated for access to the M40 (Junction 3). Entrance hall, Dining room, Sitting room, Conservatory, Kitchen, Utility room, Bedroom 1 with en suite shower room, Bedroom 2, Bathroom, Gas central heating and solar hot water, Front and rear gardens. NO CHAIN.

Council Tax band: D

Tenure: Freehold

## Entrance hall

Stairs to first floor with under stairs storage cupboard, window to front

## Dining room

With cast iron fireplace with tiled hearth, radiator, picture rail, windows to front and side

## Sitting room

Fireplace with cast iron wood burner and tiled hearth, shelved storage cupboard, fitted dresser with storage cupboard and drawers, picture rail. two radiators, folding doors to Conservatory

## Conservatory

Radiator, tiled flooring, double doors to kitchen, double doors to garden

## Kitchen

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, space for oven with extractor over, built in fridge, built in freezer, built in Hotpoint dishwasher, radiator, part tiled walls, two windows to side, window to rear, opening to





### **Utility room**

Radiator, space and plumbing for washing machine, wall mounted Glow Worm gas fired central heating boiler, water softener, window to side

### **First floor**

#### **Landing**

#### **Bedroom 1**

With cast iron fireplace, radiator, built in double wardrobe, window to front

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

Walk in shower with fitted Aqualisa shower unit, low level W.C., wash hands basin with mixer tap, shaver point, tiled walls, radiator, wall mounted Dimplex electric heater, window to front

#### **Bedroom 2**

With cast iron fireplace, access to loft room, window to side

#### **Bathroom**

White suite comprising panelled bath with mixer tap, shower attachment and Triton shower over, low level W.C., wash hand basin with tiled splash back, part tiled walls, radiator, airing cupboard housing foam clad hot water cylinder and shelved storage, window to rear

#### **Loft room**

Velux window to side, eaves storage areas

#### **Front garden**

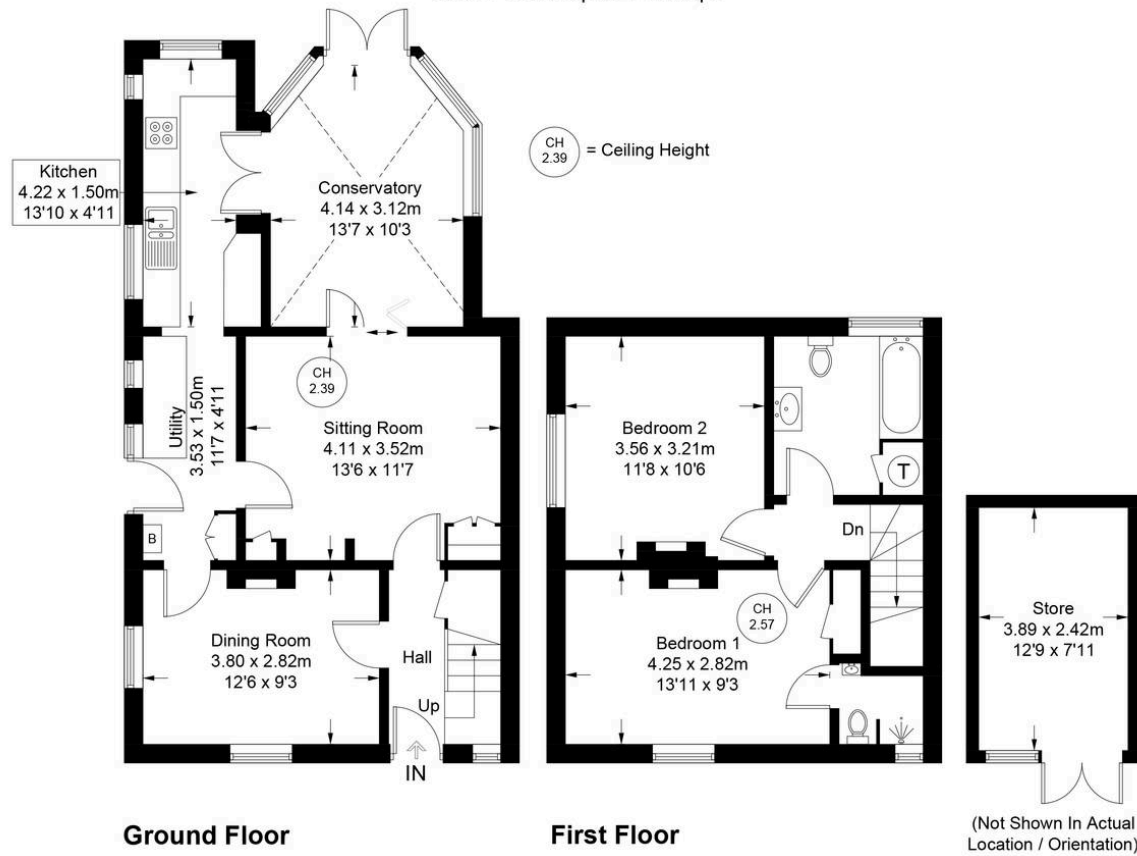
An area of lawn with flower and shrub borders enclosed by a low white picket fence

#### **Rear garden**

Mainly laid to lawn with flower and shrub borders. There is a timber workshop/store. All is enclosed by fencing and extends to 53' x 28'.



Approximate Gross Internal Area  
 Ground Floor = 59.2 sq m / 637 sq ft  
 First Floor = 37.7 sq m / 406 sq ft  
 Store = 9.4 sq m / 101 sq ft  
 Total = 106.3 sq m / 1144 sq ft



Floor Plan produced for Robertsons by Media Arcade ©.  
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**Robertsons**