



10 Bay Tree Close, Loudwater

£525,000



Robertsons

# 10 Bay Tree Close

High Wycombe, High Wycombe

An very well presented and extended semi detached family home situated towards the end of this popular cul-de-sac. Entrance hall, Bedroom 4/Study, Sitting/Dining room, Conservatory, Kitchen, Utility room, Cloakroom, Three first floor bedrooms, Shower room, Gas central heating, Double glazing, Off road parking for four cars, Garden.

## Entrance hall

Radiator, window to side, door to Sitting room

## Bedroom 4/Study

Radiator, down lighters, window to front

## Sitting/Dining room

Attractive working fireplace, two radiators, stairs to first floor, wall thermostat, down lighters, sliding doors to Conservatory

## Conservatory

With doors to garden, two radiators

## Kitchen

Fitted with a range of eye and base level units incorporating sink unit with mixer tap and drainer, built in Zanussi double oven, fitted four ring gas hob with extractor over, space for American style fridge/freezer, built in Electrolux dishwasher, part tiled walls, down lighters, window to rear

## Utility room

Space and plumbing for washing machine, space for appliance, radiator, range of fitted storage cupboards, down lighters, door to side, door to Cloakroom





### **Cloakroom**

Radiator, low level W.C., wash hand basin with mixer tap and tiled splash back, down lighters, window to side

### **First floor**

#### **Landing**

Access to part boarded loft space with lighting and integrated loft ladder, built in storage cupboard with wall mounted Vaillant gas fired central heating boiler

#### **Bedroom 1**

Radiator, window to front, fitted shutters

#### **Bedroom 2**

With a range of fitted wardrobes, radiator, window to rear

#### **Bedroom 3**

Radiator, window to front, fitted shutters

#### **Shower room**

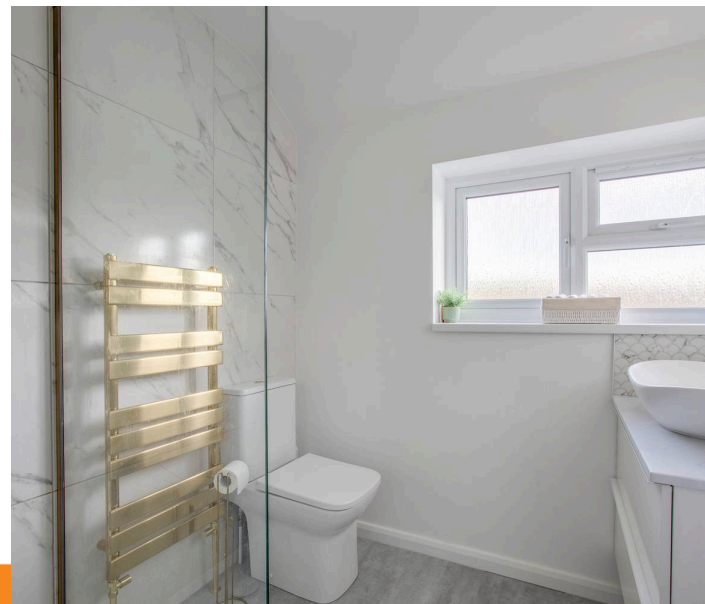
Refitted suite comprising shower cubicle housing rainfall shower unit, low level W.C., wash hand basin with mixer tap and cupboards under, heated towel rail, down lighters, part tiled walls, shelved storage cupboard, shaver point, fitted circular mirror, window to rear

### **Front garden/Parking**

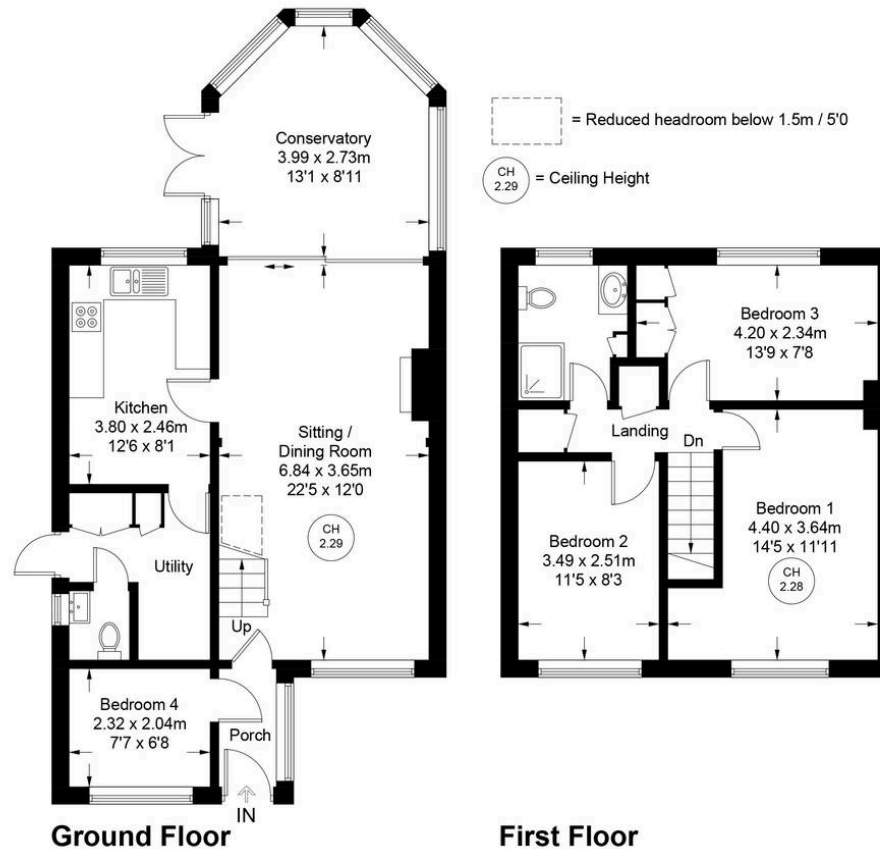
A block paved driveway provides parking for four cars. There is a PodPoint EV Charger. The remainder is laid to lawn.

### **Rear garden**

An area of decking leads to the remainder of garden which is laid to lawn with flower and shrub borders. All is enclosed by panelled fencing and extends to 58' x 23'. There is 12x6ft shed with light and power. There is rear gated access to Kingsmead Road.



Approximate Gross Internal Area  
Ground Floor = 64.8 sq m / 697 sq ft  
First Floor = 42.8 sq m / 461 sq ft  
Total = 107.6 sq m / 1158 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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