



11 Fassetts Road, Loudwater  
£500,000



# 11 Fassetts Road

Loudwater, Buckinghamshire

An attractive semi detached character home presented to a high specification throughout, in this popular location with good access to the M40 London bound. Entrance hall, Cloakroom, Sitting room, Kitchen/Dining room, Conservatory, Three double bedrooms, Bathroom with shower, Gas central heating, Home office/Gym, Off road parking, Garden. Viewing recommended.

Council Tax band: D

Tenure: Freehold

## Entrance hall

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

## Sitting room

Open fireplace with wooden mantle, radiator, dimmer switch, windows to front and side

## Kitchen/Dining room

Fitted with a range of eye and base level units incorporating stainless steel sink unity with mixer tap and drainer, built in Bosch oven, fitted four ring AEG induction hob with extractor over, built in Hotpoint slim line dishwasher, island with storage cupboards, built in fridge, built in freezer, fireplace with cast iron wood burner, built in shelved storage cupboard, space for table, radiator, window to side, circular window to side, wooden worktops, part tiled walls, down lighters

## Conservatory

Tiled flooring, radiator, sliding door to garden





## **Lobby**

Stairs to first floor, radiator, door to side, cupboard housing Worcester gas fired central heating boiler

## **Cloakroom**

Low level W.C., wash hand basin with mixer tap, tiled splash back and cupboard under, window to rear

## **First floor**

### **Landing**

Access to loft space

### **Bedroom 1**

Attractive cast iron fireplace, radiator, built in wardrobe, window to front

### **Bedroom 2**

Radiator, cast iron fireplace, radiator, built in wardrobe, window to front

### **Bedroom 3**

Approached from separate staircase, radiator, windows to rear and side

## **Bathroom**

White suite comprising panelled bath with mixer tap, low level W.C., wash hand basin with mixer, shower cubicle housing Aqualisa shower unit, radiator/heated towel rail, airing cupboard housing foam clad hot water cylinder and shelved storage, window to rear

## **Front garden/Parking**

A driveway provides parking for one/two cars

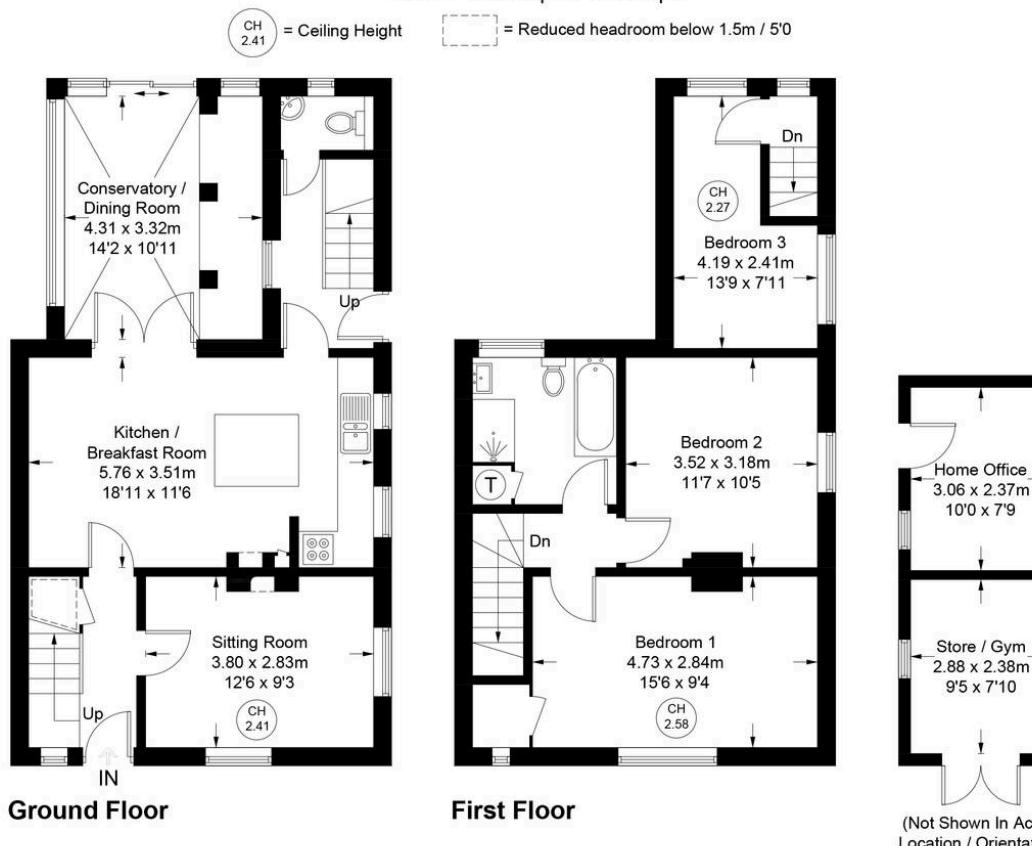
## **Home office/Gym**

With double doors, side door to office with down lighters and window to side

## **Rear garden**

A paved patio leads to the remainder of garden which is laid to lawn with flower and shrub borders. At the rear of the garden is a slightly raised patio area. There is a timber shed. All is enclosed by fencing and extends to X

Approximate Gross Internal Area  
 Ground Floor = 60.2 sq m / 648 sq ft  
 First Floor = 47.8 sq m / 514 sq ft  
 Outbuilding = 14.3 sq m / 154 sq ft  
 Total = 122.3 sq m / 1316 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.