



10 Hammersley Lane, Loudwater

£475,000



# 10 Hammersley Lane

Loudwater, Buckinghamshire

A recently improved and updated semi detached property family home with far reaching views to the front. Entrance hall, Sitting room, Dining room, Refitted kitchen, Three bedrooms, Refitted Bathroom with shower, Gas central heating, Double glazing, Parking, Gardens. NO CHAIN.

Council Tax band: D

Tenure: Freehold

## Entrance hall

With pretty tiled flooring, radiator, downlighters, stairs to first floor

## Sitting room

Feature fireplace with gas point, radiator, downlighters, dimmer switch, bay window to front

## Dining room

Radiator, tiled flooring, downlighters, dimmer switch, sliding patio doors to garden

## Kitchen

Refitted 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 AEG hob with splashback and extractor over, space for American style fridge/freezer, space and plumbing for concealed wall mounted Worcester Bosch gas fired central heating boiler, tiled splashback, downlighters, tiled flooring, window to side





## First floor

### Landing

Access to loft space, downlighters, window to side

### Bedroom 1

Two radiators, downlighters, dimmer switch, bay window to front with elevated views

### Bedroom 2

Radiator, cast iron fireplace, dimmer switch, window to rear

### Bedroom 3

Radiator, downlighters, window to front

### Bathroom

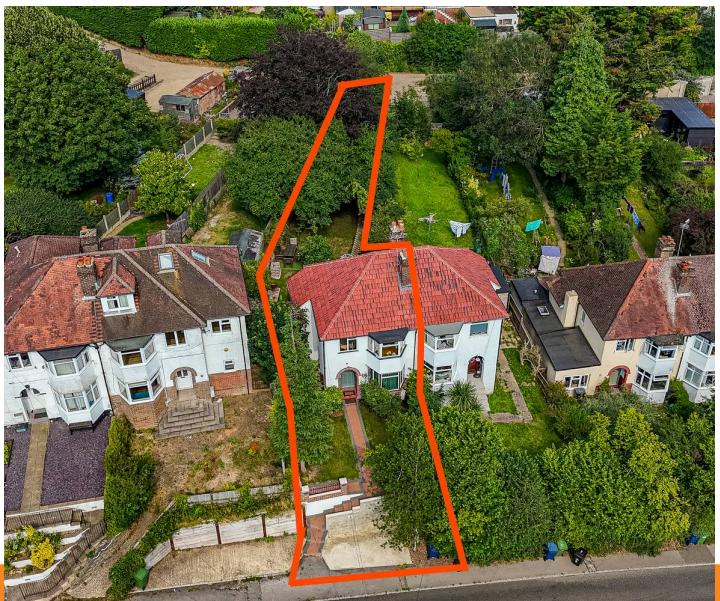
Roll top bath with mixer tap and shower attachment, low level W.C., twin bowl sink unit with mixer tap and storage under, shower cubicle housing fitted rainfall shower, part tiled walls, radiator, tiled flooring, downlighters, underfloor heating, two windows to rear

### Front garden/Parking

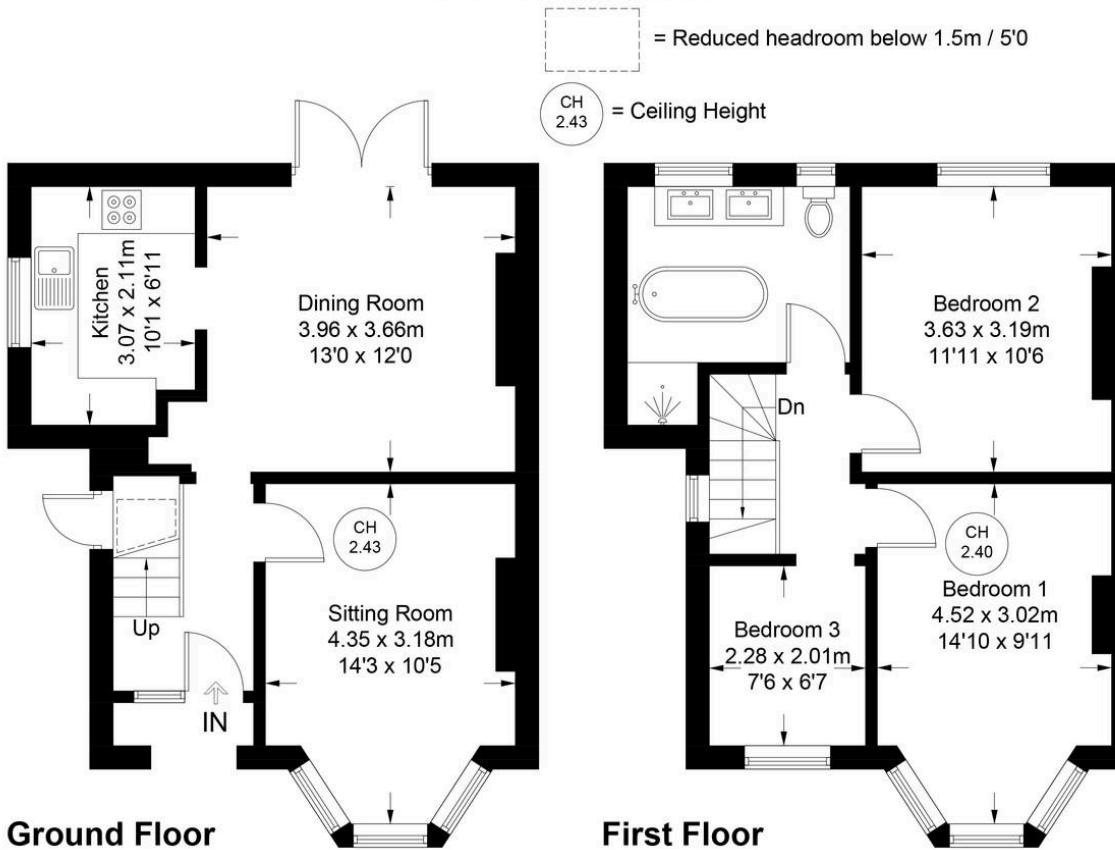
The front garden is approached with steps up from the road. There is a parking space for a small car (no dropped kerb). There is further parking to the rear of the property approached from the service road

### Rear garden

An area of patio leads to the remainder of garden which is laid to lawn. All is enclosed by panelled fencing and mature hedging. The rear garden extends to 86'. This opens up to the parking area which is approached via the service road. The plot at the rear extends to 141'.



Approximate Gross Internal Area  
Ground Floor = 40.7 sq m / 438 sq ft  
First Floor = 41.7 sq m / 448 sq ft  
Total = 82.4 sq m / 886 sq ft



Ground Floor

First Floor

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.