



5 Conway Close, Loudwater  
£575,000



Robertsons

# 5 Conway Close

Loudwater, High Wycombe

A spacious, extended family home in this popular cul-de-sac, offered for sale with no upward chain. Entrance hall, Kitchen/Breakfast room, Shower room, Dining room, Bedroom 1 with en suite Bathroom and dressing room, Two further bedrooms, Family bathroom, Gas central heating, Double glazing, Garage and parking, Private rear garden.

Council Tax band: E

Tenure: Freehold

## Entrance hall

Stairs to first floor with under stairs storage cupboard, radiator, built in shelved storage cupboard

## Kitchen/breakfast room

Fitted with a range of eye and base level units incorporating sink unit with mixer tap and drainer, built in Neff oven, fitted four ring John Lewis hob with extractor over, built in Neff dishwasher, built in fridge, built in storage cupboard, down lighters, space for table, radiator, part tiled walls, door to side, window to front

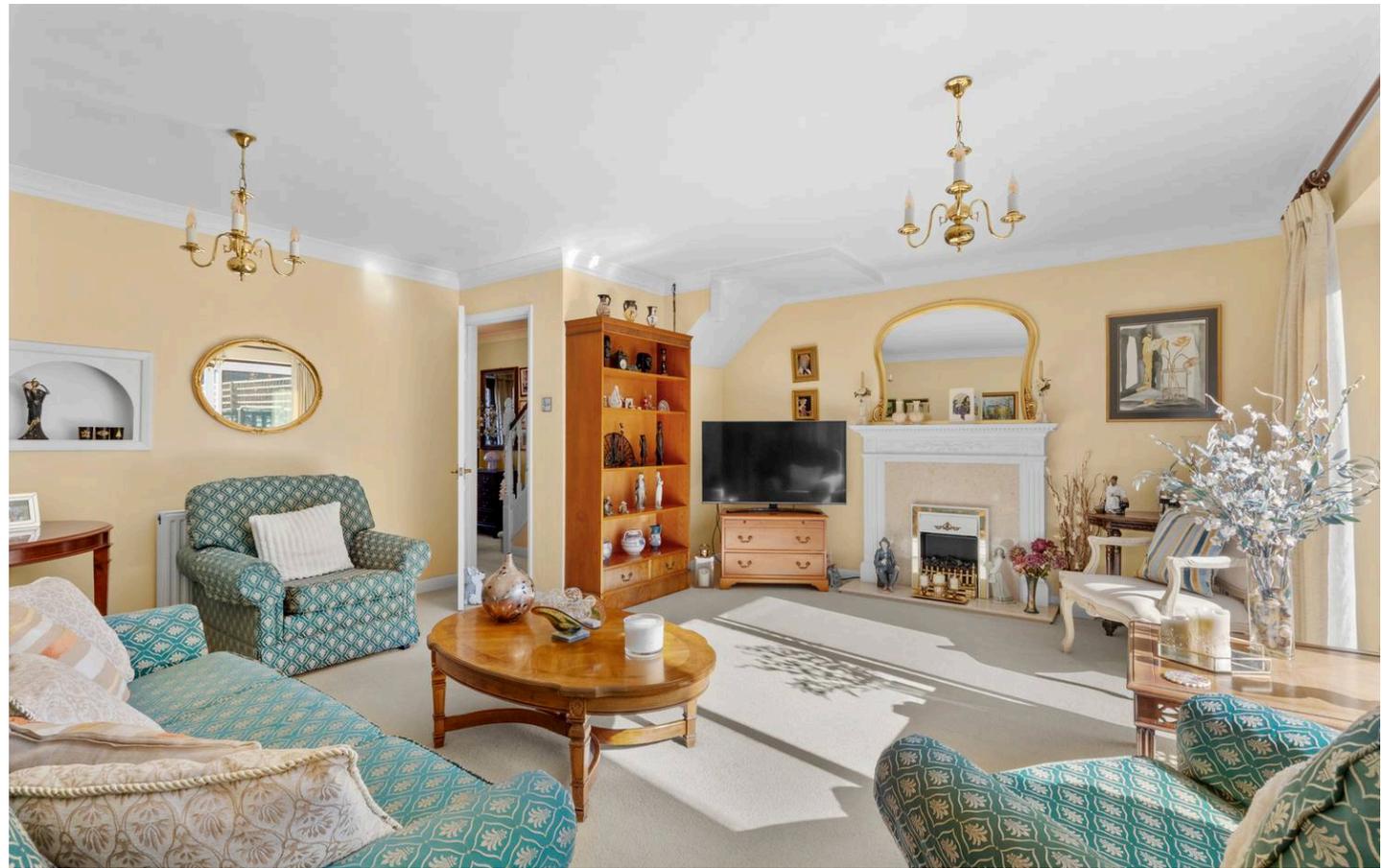
## Sitting room

Fireplace with fitted electric fire, two radiators, sliding patio doors to garden, door to lobby

## Lobby

## Shower room

Shower cubicle Aqualisa shower unit, low level W.C., wash hand basin with mixer tap and storage under, tiled walls, heated towel rail, down lighters, window to side





### **Dining room**

With sliding doors to garden, radiator, window to rear

### **First floor**

### **Landing**

Window to side

### **Bedroom 1**

Radiator, access to loft space, window to rear

### **En suite Bathroom/Dressing room**

White suite comprising panelled bath with Mira shower over, low level W.C., wash hand basin, extensive range of fitted wardrobes, part tiled walls, window to front and rear,

### **Bedroom 2**

With built in double wardrobe, radiator, window to front

### **Bedroom 3**

With fitted wardrobe, radiator, window to rear

### **Bathroom**

White suite comprising panelled bath, low level W.C., wash hand basin, down lighters, tiled walls, radiator, airing cupboard housing foam clad hot water cylinder and shelved storage, window to front

### **Front garden/Parking**

A block paved driveway provides parking for two cars. The remainder is laid to lawn with raised shrub borders

### **Garage**

With up and over door, space and plumbing for washing machine, space for dryer, space for fridge/freezer, fuses and meters, fitted storage cupboards, light and power, door to rear garden

### **Rear garden**

A paved patio leads to the remainder of garden which is laid to lawn with a further paved area to the rear. There is a timber shed and all enclosed by panelled fencing. The garden extends to 47'.



Approximate Gross Internal Area  
Ground Floor = 60.0 sq m / 646 sq ft  
First Floor = 52.0 sq m / 560 sq ft  
Garage / Utility = 12.5 sq m / 134 sq ft  
Total = 124.5 sq m / 1340 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.

## Robertsons Estate Agents

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