



Clavering Kingsmead Road
Loudwater

£525,000



Robertsons

Clavering Kingsmead Road Loudwater Buckinghamshire HP11 1JL

A detached bungalow set well back from the road in a generous plot offering scope to enlarge subject to the usual permissions. Entrance hall, Sitting room, Kitchen/breakfast room, Bedroom 1, Bedroom 2/Dining room, Bedroom 3, Bathroom, Separate W.C., Gas central heating, UPVC double glazed windows and doors, Garage and ample parking, 125' south facing rear garden. NO CHAIN.

Entrance hall

UPVC double glazed door, Two radiators, access to loft space, airing cupboard housing hot water cylinder, wall thermostat

Sitting room

Tiled fireplace with fitted gas fire, two wall light points, radiator, dimmer switch, windows to rear and side

Kitchen/Breakfast room

Fitted with a range of eye and base level units incorporating sink unit with mixer tap and double drainer, space for oven with extractor over, space for fridge/freezer, larder cupboard with space and plumbing for washing machine, floor mounted gas fired central heating boiler, built in storage cupboard, radiator, part tiled walls, tiled splash back, window to rear, UPVC double glazed door to side

Bedroom 1

Radiator, bay window to front

Bedroom 2/Dining room

Tiled fireplace, radiator, two wall light points, dimmer switch, bay window to front

Bedroom 3

Radiator, window to side



Bathroom

White suite comprising panelled bath, wash hand basin, shaver point, window to side

Separate W.C.

Low level W.C., window to side

Front garden/Parking

The property is set 111' back from the road and a driveway leading up to the bungalow provides ample parking. The remainder is laid to lawn

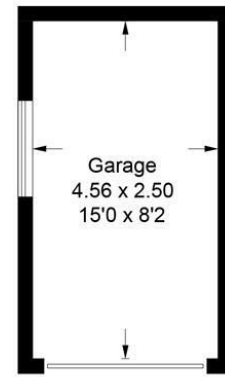
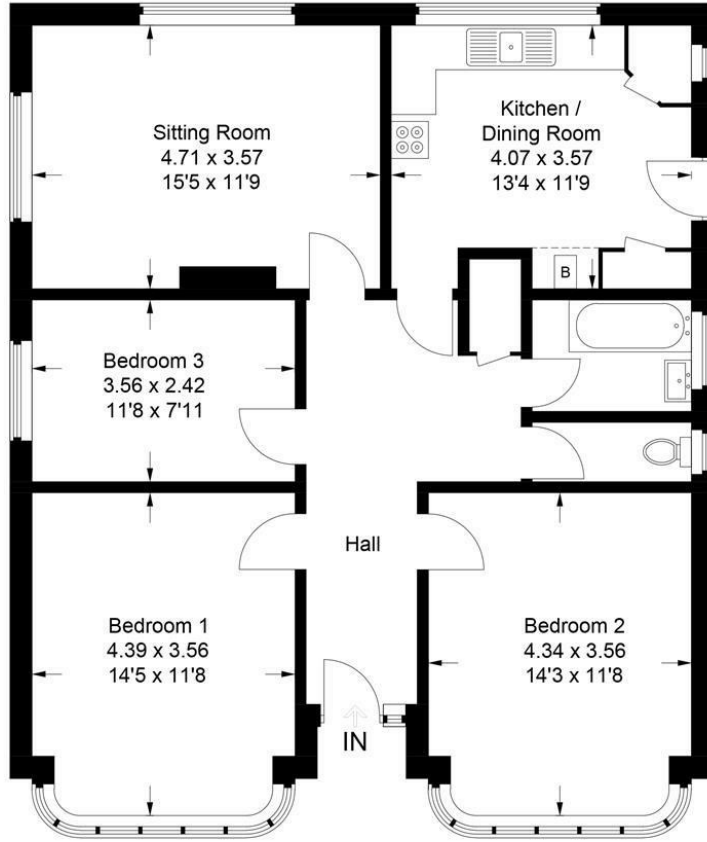
Garage**Rear garden**

The rear garden is laid to lawn and enclosed by fencing. In all the garden extends to 125' x 45'.



Clavering

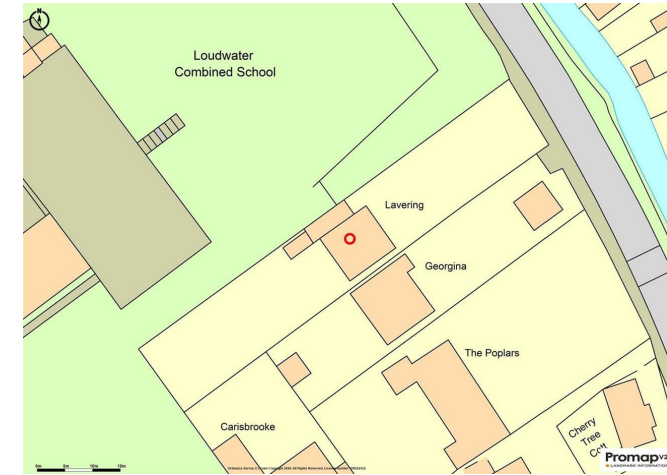
Approximate Gross Internal Area = 91.3 sq m / 983 sq ft
 Garage = 11.4 sq m / 123 sq ft
 Total = 102.7 sq m / 1,106 sq ft



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Robertsons



Robertsons Flackwell Heath Estate Agents
 Swains House, Swains Lane
 Flackwell Heath
 Buckinghamshire
 HP10 9BN

Tel: 01628 533373
simon@robertsonsestateagents.co.uk
www.robertsonsestateagents.co.uk

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(12-14) A			(82-91) A
(11-11) B			(69-81) B
(9-10) C			(59-68) C
(7-9) D			(51-58) D
(5-6) E			(39-50) E
(3-4) F			(21-38) F
(1-2) G			(11-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

