

Thompson Wilson



Estate Agents • Auctioneers • Valuers • Surveyors

Moorlands

London Road, Wooburn Green,
High Wycombe, Buckinghamshire. HP10 0NJ



£495,000

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An attractive and individual extended mature bay windowed three bedroom detached house conveniently located close to Tesco at Loudwater and junction 3 of the M40 providing access to London, M25.

VIEWING RECOMMENDED.

An individual, mature and extended bay window three bedroom detached house providing good size living accommodation with the benefit of a garage that could be adapted to provide further living accommodation (subject to the normal regulations). The property also has a good width plot with "in and out" driveway and gates with drive leading to a large garage/workshop to the rear of the property. The property is located approximately four miles to the east of High Wycombe and within three miles of Beaconsfield with its shopping facilities and mainline railway stations providing fast commuter service to London Marylebone. The property is within a short drive of the highly regarded Loudwater Primary School and within catchment of Grammar Schools. Junction 3 of the M40 is close by at Knaves Beech which provides access to London and M25. VIEWING HIGHLY RECOMMENDED.

Accommodation (all measurements are approximate)

Entrance Hall

Double glazed front door, tiled flooring, radiator, stairs rising to first floor with understairs cupboard. Internal door to garage, cloaks cupboard.

Cloakroom

Fitted with a white suite comprising low level WC, corner wash hand basin with tiled splashbacks.

Lounge 11'11 x 11' (plus bay) (3.63m x 3.35m (plus bay))

Double glazed leaded light window with aspect to front, wood effect flooring, fireplace with electric fire and wooden surround and hearth, coving, downlighters, TV point. Double doors to Dining Room with opening to Family Room forming an attractive open plan L-shaped living space.

Dining Room 11'11 x 10'11 (3.63m x 3.33m)

Double glazed casement door to side, wood effect flooring, downlighters, coving, radiator, opening to Family Room.

Family Room 14' x 6'11 (plus bay) (4.27m x 2.11m (plus bay))

Double glazed bay window with aspect to rear, double glazed window to side, TV point, radiator, coving, downlighters, heating thermostat, opening to Kitchen. Stable door to rear decked area.

Kitchen 15'4 x 6'11 (4.67m x 2.11m)

Fitted with single drainer one-and-a-quarter bowl sink unit with mixer taps and cupboards below, range of wooden veneer fronted floor and wall mounted units, worksurfaces, tiled splashbacks, space for cooker with canopy filter hood above, downlighters, space for dishwasher, space for upright fridge/freezer.

Utility Room 5'9 x 5' (1.75m x 1.52m)

Plumbing for washing machine and tumble dryer, storage cupboard, gas fired boiler, double glazed window, downlighters.

Property Reference TTH2683

For independent Mortgage Advice:

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First Floor

Landing

Double glazed window to side, stripped flooring and landing, stripped internal doors.

Bedroom One 12' x 12' (3.66m x 3.66m)

Triple glazed double aspect room with leaded light double glazed window to rear and side, double airing cupboard, radiator.

Bedroom Two 12' x 11' (3.66m x 3.35m)

Double aspect to side and front with leaded light double glazed windows. Radiator.

Bedroom Three 8' x 7'2 (2.44m x 2.18m)

Hatch to loft space, radiator, double glazed leaded light window, double louvre fronted wardrobe.

Bathroom

Fitted with a white suite comprising panelled with shower over, vanity wash hand basin, radiator, tiled walls, low level WC, double glazed obscure glass window.

Outside

To the front of the property there is an "in and out" driveway providing off-road parking leading to the garage. **Garage 25'3 x 8'7 (7.7m x 2.62m) (approx)** With up-and-over door, light and power. The property has a good width plot and to the left of the front of the property there is a driveway with double gates and further drive leading to a large L-shaped garage/workshop in the rear garden measuring approx **40' (max) x 10'7 (12.19m(max)x 3.23m)** widening to **13' (3.96m)** with electric shutter door, light and power. Two double glazed windows and courtesy door leading to the garage/workshop.

Immediately to the rear of the property there is a delightful raised decking area with southerly aspect enclosed by iron railings and gate with steps down which lead to an ornamental bus shelter with seating area. Storage area under patio plus further storage cellar beneath family room. Outside tap.

Directions

From High Wycombe proceed out along the A40 London Road for approximately four miles until entering Loudwater. At Knaves Beech roundabout turn left signposted Beaconsfield on to a continuation of London Road. Moorlands can be found as a property on the right hand side clearly indicated by a Thompson Wilson "For Sale" board.

£495,000

The Consumer Protection from Unfair Trading Regulations 2008

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Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 58 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales

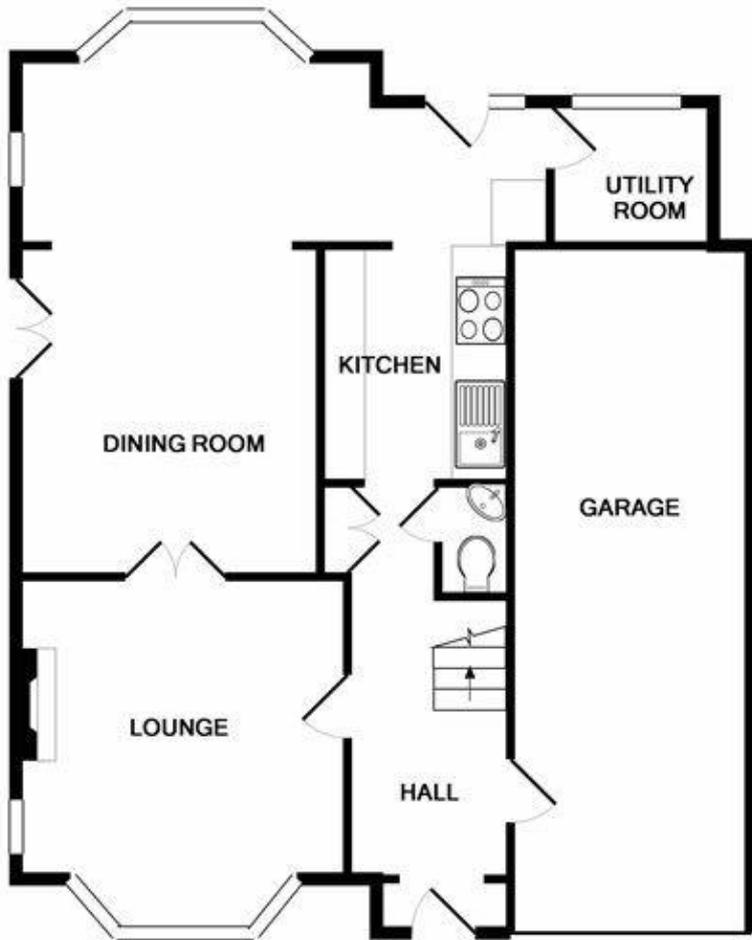
EU Directive
2002/91/EC



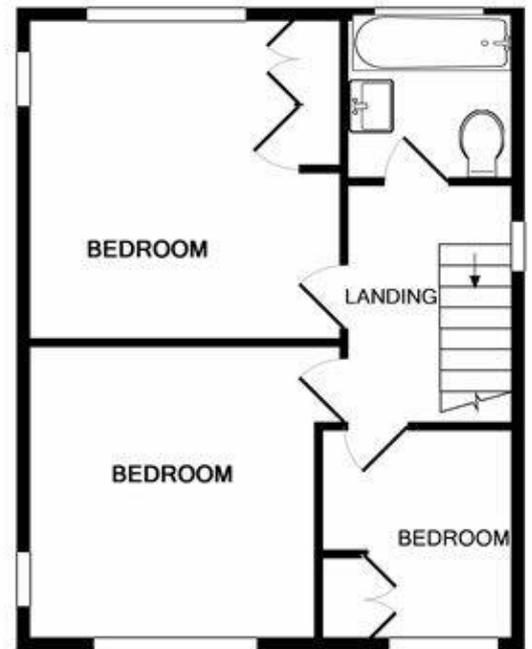
The Property
Ombudsman

naea | propertymark

PROTECTED



GROUND FLOOR



1ST FLOOR

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