

JNP



30B, Whinneys Road, Loudwater, High Wycombe, Buckinghamshire, HP10 9RJ

Asking price £700,000 *Freehold*

Found in the village of Loudwater is this well-presented versatile four-bedroom detached family home which has been modernised in recent years and is conveniently located close to local amenities, schools and junction 3 of the M40.

- Four/five bedroom detached family home
- Spacious refitted kitchen/dining room
- Highly popular and sought-after location
- Ample parking at the front
- Cul-de-sac location
- South-facing rear garden
- Well-presented throughout
- Potential to extend into the loft space (subject to planning)
- Two reception rooms
- Converted garage to create annexe space
- Two bathrooms
- EPC: C



The property briefly boasts; an entrance hall, a large living room, a dining room and a modern kitchen/dining room which is located on the first floor, converted garage to create a further reception room with a cloakroom which would make an ideal home office or extra bedroom. To the upper floors are four well-proportioned bedrooms, a family bathroom and a further Jack and Jill shower room. There is potential to extend into the loft (subject to planning).

Further benefits include; a landscaped south facing rear garden, driveway for ample parking, gas central heating and double glazing throughout.

An internal inspection is highly recommended to fully appreciate.

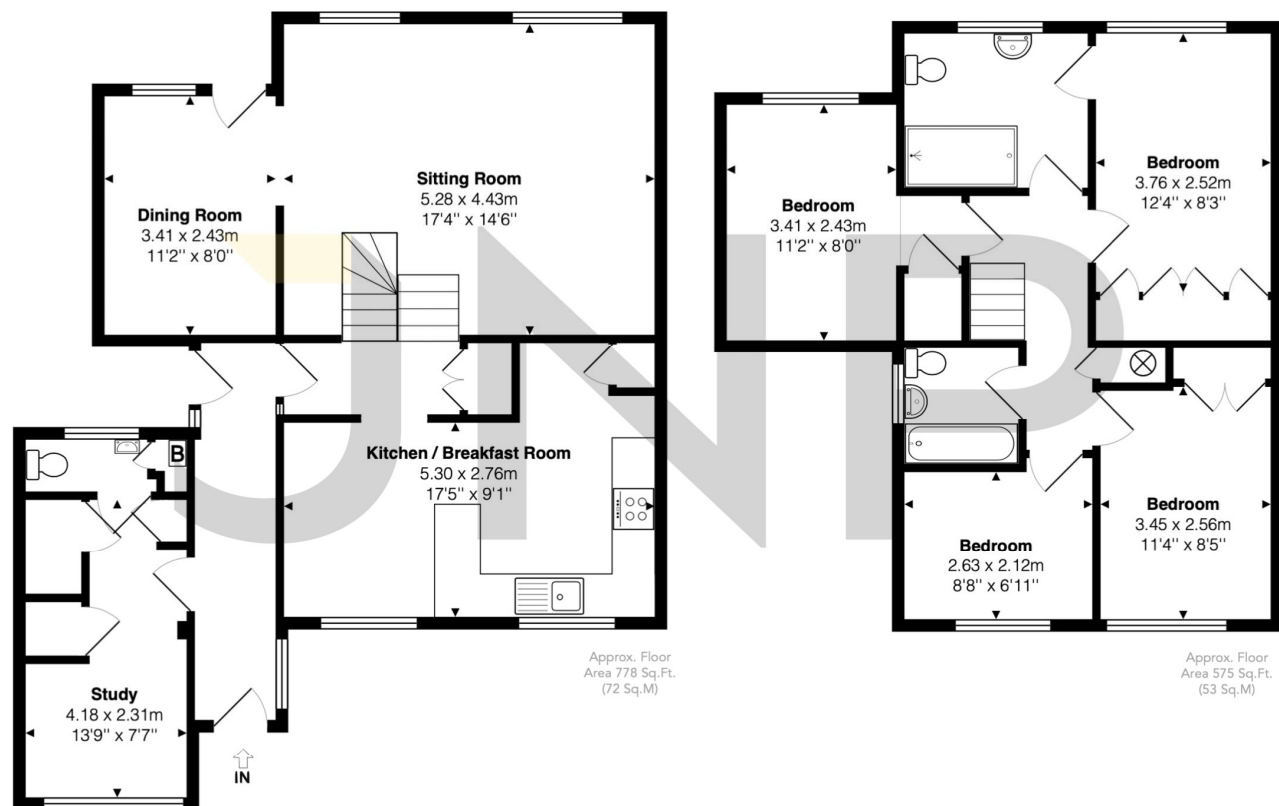
Freehold Notes
Council Tax band B. EPC band C.

Agents Note
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service

provider may be an associated company of AIG (KH) Ltd T/A JNP.

AML Disclaimer
Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.





The approximate total area for the elements of the property represented on the floorplan is 126 SqM (1353 Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

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