



Foundus
Atlant

ab

bonners & babingtons

London Road
High Wycombe



London Road
Loudwater
High Wycombe
Buckinghamshire
HP10 9TB

Tenure: Freehold
Guide Price: £350,000
Local Authority: WDC
Council Tax Band: C
EIR: 67



This charming terraced house offers a fantastic opportunity for buyers seeking a well-located home with plenty of potential. Featuring two generously sized double bedrooms, the property is ideal for small families, couples, or investors alike. The ground floor comprises a comfortable living room and a spacious breakfast kitchen, perfect for everyday living and entertaining.

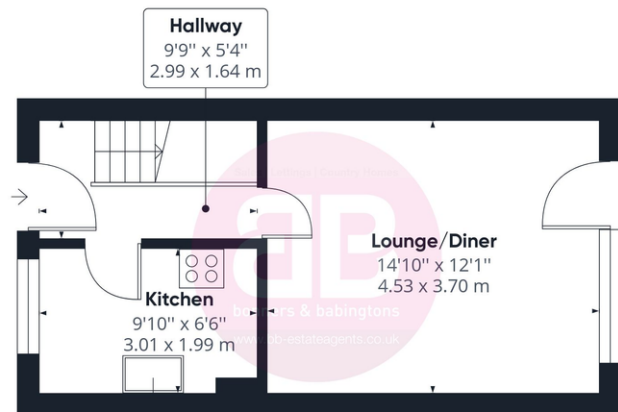
To the rear, the property benefits from private gardens that back onto a tranquil stream, creating a peaceful outdoor setting. Additional advantages include allocated parking and the convenience of no onward chain, allowing for a smoother purchase process.

While the home would benefit from some cosmetic modernisation, it presents an excellent chance to add personal style and value. Situated close to local amenities and within easy reach of Loudwater Village Centre, this property combines practicality with a desirable location.

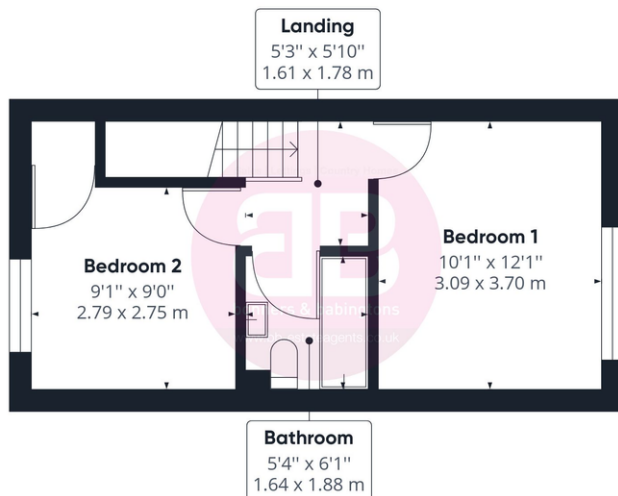
Loudwater has a local store, post office, church, public house, doctors surgery and the very useful Tesco superstore. It is situated between the larger towns of High Wycombe and Beaconsfield both of which offer a comprehensive range of shopping facilities and main line stations connecting to London Marylebone. 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, M25 and Heathrow.

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





Ground Floor



Floor 1



Approximate total area⁽¹⁾

582.34 ft²

54.10 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



bonners & babingtons

Anglers Court, Spittal Street, Marlow, Buckinghamshire, SL7 3HJ

01628 333800

marlow@bb-estateagents.co.uk



Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170