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ESTATE AGENTS

36 Fassetts Road, Loudwater, High Wycombe, HP10 9UP



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**Guide price £635,000**

Nestled in the popular neighbourhood of Loudwater, this charming semi-detached residence boasts four bedrooms and has been meticulously refurbished and extended by its current owners, offering over 1850 square feet of living space.

## Description

Upon entering through the front door, you are greeted by a spacious vaulted entrance hall, complete with a convenient large storage cupboard for coats and shoes. The hallway provides access to the reception room/bedroom four, utility room with WC, expansive sitting room, and the inviting kitchen dining area. The kitchen diner, recently renovated, showcases a coffered ceiling with LED lighting, sleek granite worktops, a sky light, contemporary white gloss cabinetry, and integrated appliances. To complete this level, there is also a generously sized conservatory.

Ascending to the first floor, you will find three/four bedrooms, a modern family shower room, and a luxurious family bathroom with a Jacuzzi bathtub.

Outside, the property boasts beautifully landscaped front and rear gardens. The rear garden features a delightful patio area perfect for entertaining, a lush lawn, and several mature flower beds. The front garden is predominantly block paved, offering driveway parking for five to six cars alongside a neatly manicured lawn.

Additional highlights include gas central heating, UPVC double glazing throughout, a garage, and the potential for further expansion (subject to planning permission).

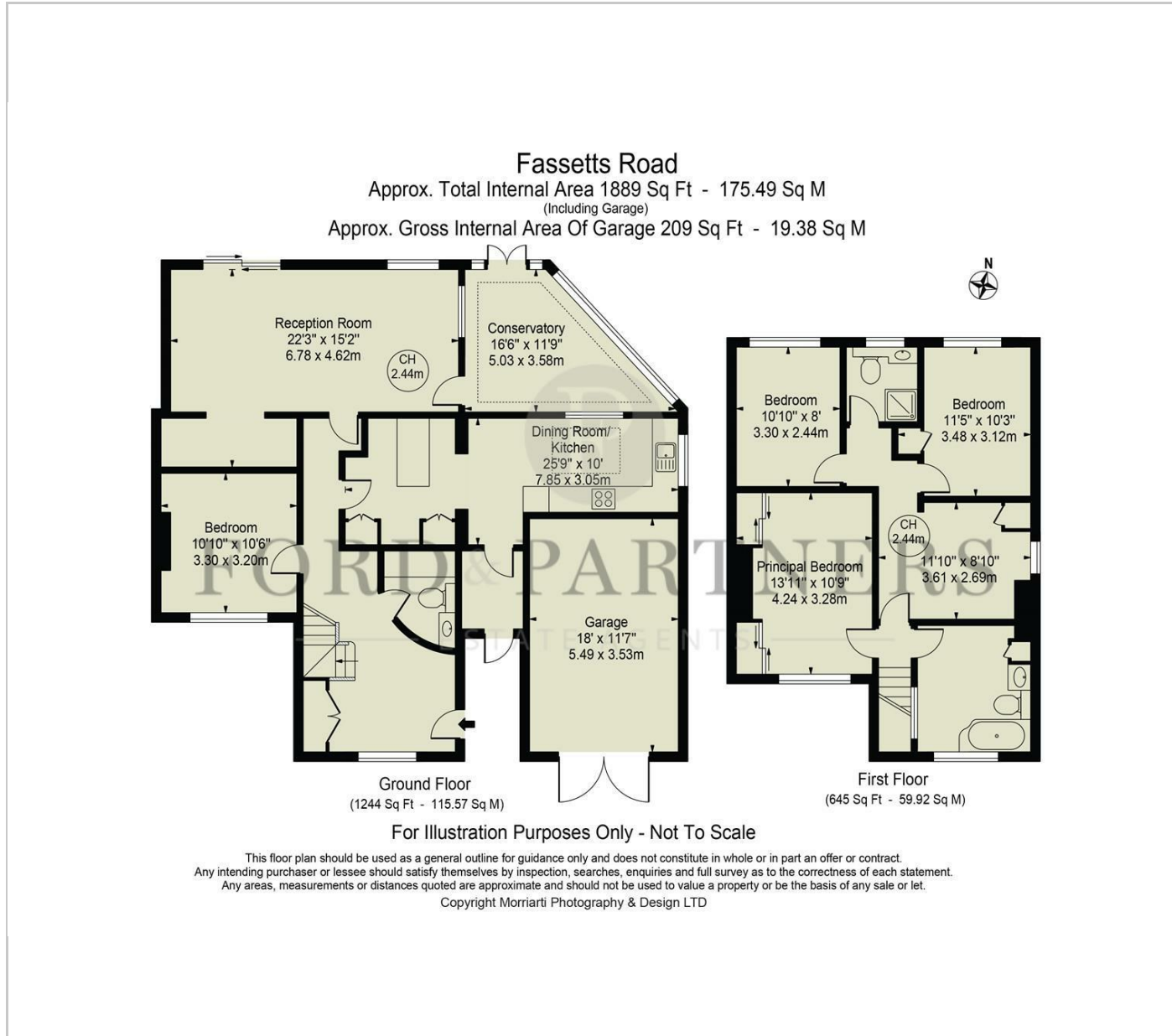


## Situation

Conveniently located within easy reach of junction 3 of the M40 motorway and a short drive from Beaconsfield mainline railway station, providing direct access to London Marylebone. Within close proximity, residents will find a Tesco superstore and Costa Coffee shop, while the vibrant amenities of both Beaconsfield, Marlow, High Wycombe, including boutique shops, restaurants, and bars, are just a stone's throw away.



# Floor Plans



# Area Map



# Energy Performance Graph

