

23 Thanstead Copse, Loudwater

£825,000

Robertsons

23 Thanstead Copse

Loudwater, High Wycombe

An extended detached family home in this sought after development built in 1998 by Bewley Homes, conveniently positioned for access to Junction 3 of the M40. Entrance hall, Cloakroom, Study, Sitting room, Kitchen/Breakfast room, Family room, Bedroom 1 with en suite shower room, Three further bedrooms, Family bathroom, Air source heat pump heating system, Double glazing, Double garage, Off street parking for two cars, Secluded garden, Solar Panels with battery storage, Podpoint electric vehicle charger. NO CHAIN.
Tenure: Freehold

Entrance hall : Recessed storage area, stairs to first floor with under stairs storage cupboard, radiator

Cloakroom : Low level W.C., wash hand basin with tiled splash back, radiator, down lighters, tiled flooring

Study : Fitted desk and storage unit with drawers, built in storage cupboard, radiator, dimmer switch, window to front

Sitting room : Fireplace with fitted gas flame effect fire, fitted storage and display units, four wall light points, three velux windows, bi folding doors to garden, radiator, opening to Kitchen/Breakfast room

Kitchen/Breakfast room : Fitted with a range of eye and base level units incorporating sink unit with mixer tap, built in AEG double oven, built in AEG microwave, space for American style fridge/freezer, fitted five ring AEG hob with extractor over, built in AEG dishwasher, built in Zanussi washing machine, down lighters, tiled flooring, two radiators, velux windows, space for table, windows to rear and side, wall light point, opening to

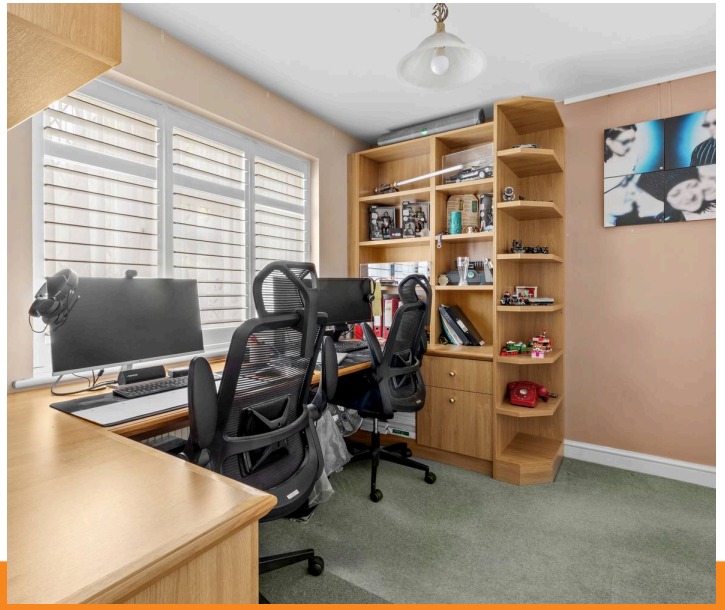












Family room : Fitted storage/display areas, radiator, bay window to front

First floor

Landing : Access to loft space, radiator, airing cupboard housing hot water cylinder

Bedroom 1 : With an extensive range of fitted wardrobes and drawers, radiator, window to front

En suite shower room : Shower cubicle housing fitted shower unit, low level W.C., wash hand basin, radiator, part tiled walls, shaver point, fitted mirror, tiled flooring, window to front

Bedroom 2 : With a range of fitted wardrobes, cupboards and drawers, radiator, window to rear

Bedroom 3 : With two double built in wardrobes, radiator, window to rear

Bedroom 4 : Radiator, window to front

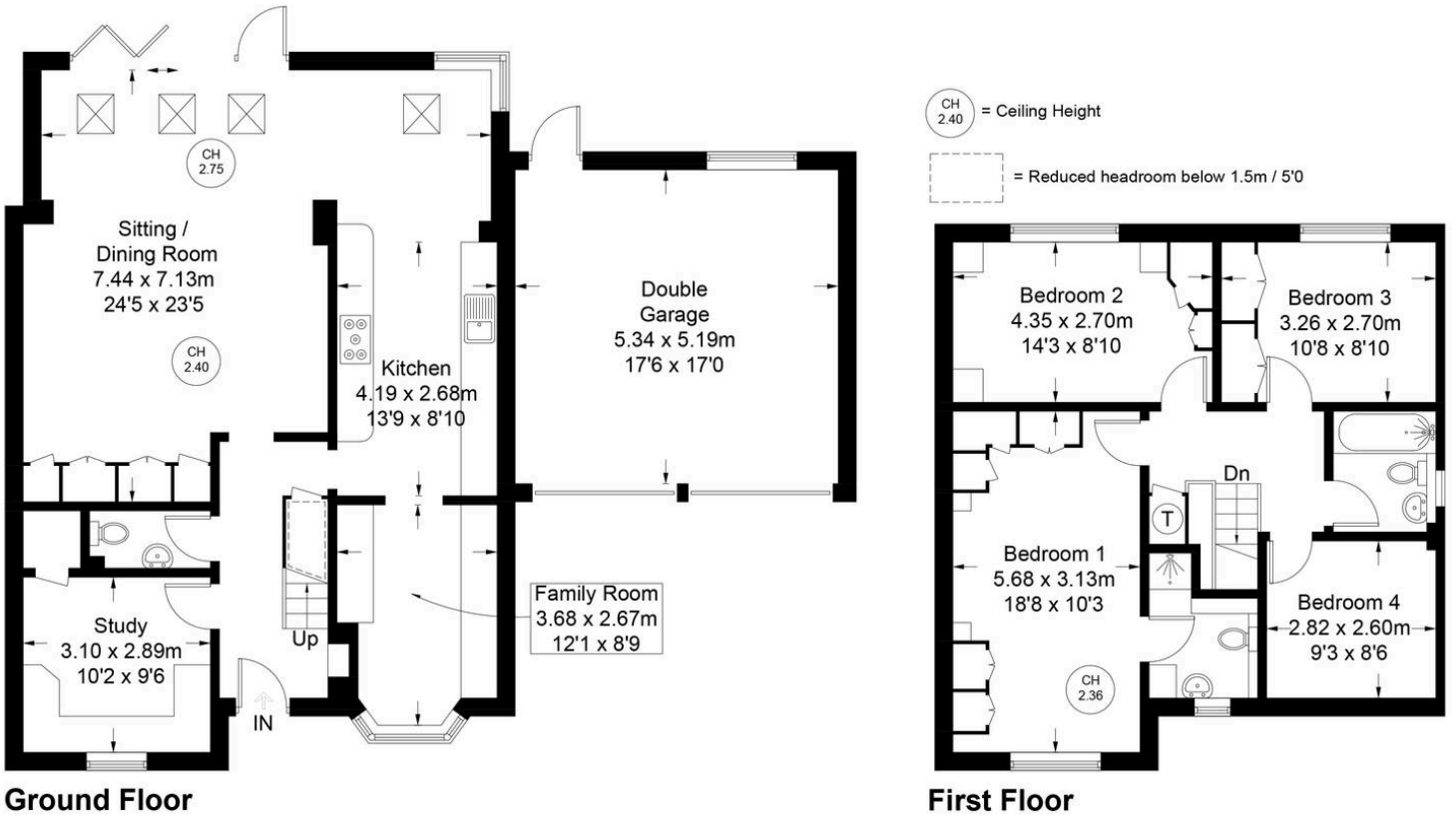
Bathroom : White suite comprising panelled bath with mixer tap and shower attachment, low level W.C., wash hand basin, part tiled walls, shaver point, radiator, tiled flooring, window to side

Front garden/Parking : A driveway provides parking for two/three cars. The remainder is is laid to lawn with flower and shrub borders

Double garage : with electric roller doors, light and power, door to garden, window to rear

Rear garden : A large paved patio with an adjoining area of artificial grass with flower and shrub borders leads with steps down to a further area of patio and an area of lawn. All is enclosed by panelled fencing and mature hedging giving the property a high degree of privacy. In all the garden extends to x and enjoys a sunny south/easterly aspect.

Approximate Gross Internal Area
Ground Floor = 84.7 sq m / 912 sq ft
First Floor = 63.2 sq m / 680 sq ft
Double Garage = 27.9 sq m / 300 sq ft
Total = 175.8 sq m / 1892 sq ft



Floor Plan produced for Robertsons by Media Arcade Ltd ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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