

7 Lammas Way, Loudwater

£385,000

Robertsons

7 Lammas Way

Loudwater, Buckinghamshire

An end of terrace family home in a cul-de-sac location offered for sale with no onward chain, conveniently situated for access to the M40 (Junction 3 London bound).Entrance hall, Kitchen, Sitting room/Dining room, Three bedrooms, Bathroom, Gas central heating, Garage and Parking, Gardens.

Council Tax band: D

Tenure: Freehold

Entrance hall
Radiator

Kitchen
Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, built in oven, fitted four ring gas hob with extractor over, space for fridge, space and plumbing for washing machine, wall mounted Potterton gas fired central heating boiler, part tiled walls, window to front

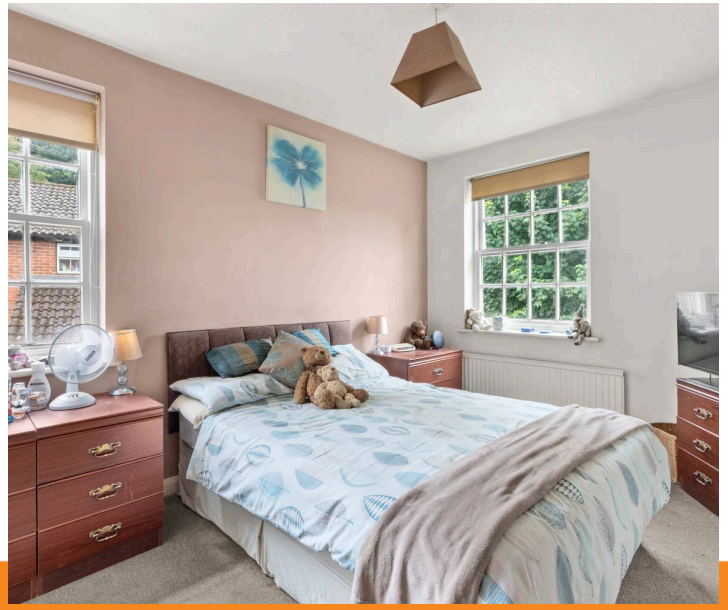
Sitting/Dining room
Two radiators, two windows to rear, window to side, door to garden, stairs to first floor with under stairs storage cupboard

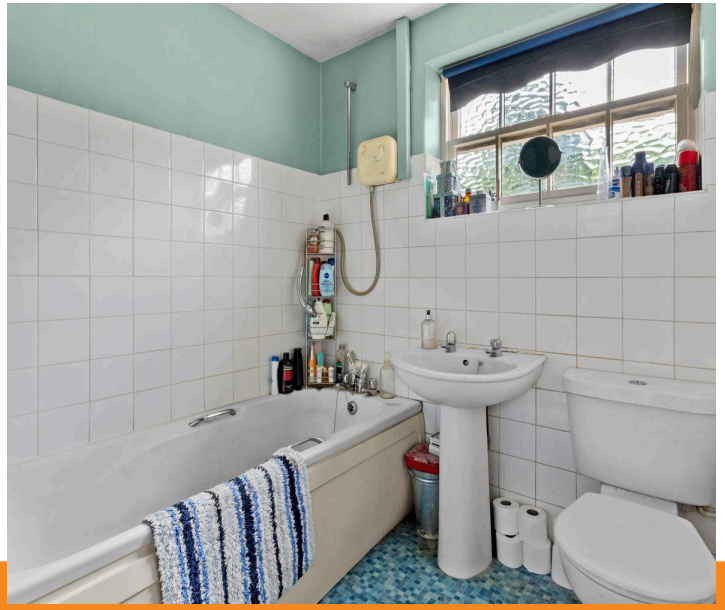












First floor

Landing
Access to loft space

Bedroom 1
Radiator, windows to rear and side

Bedroom 2
Radiator, airing cupboard housing foam clad hot water cylinder and shelved storage, window to front

Bedroom 3
Radiator, window to rear

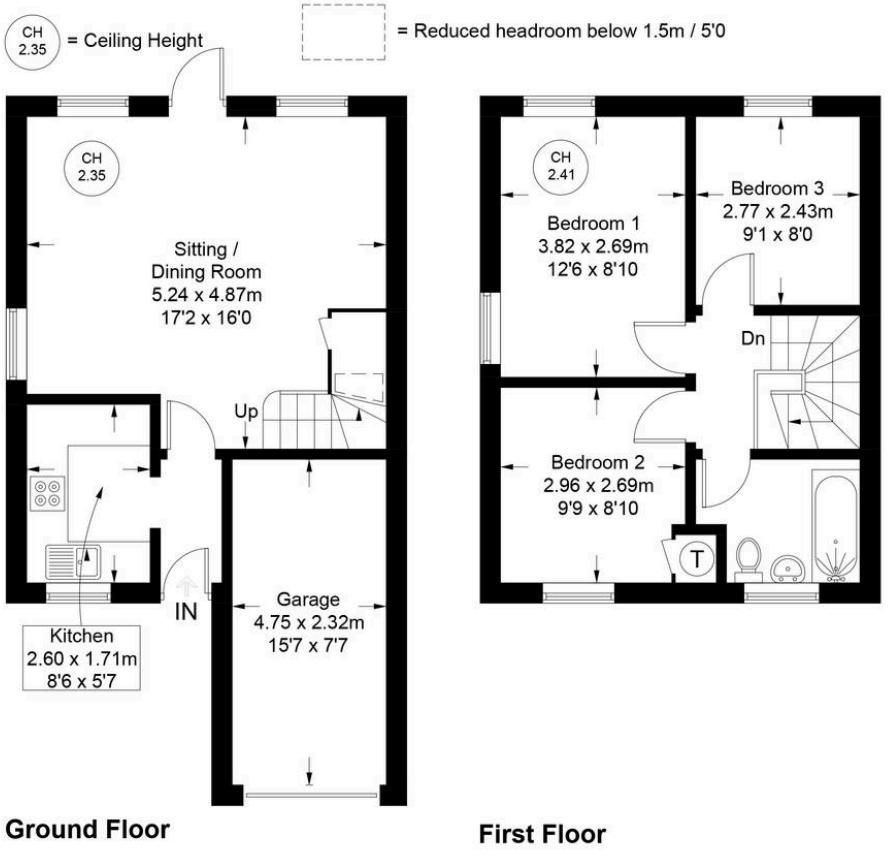
Bathroom
White suite comprising panelled bath with New Team shower over, low level W.C., wash hand basin, radiator, part tiled walls, window to front

Front garden/Parking
A driveway provides parking for two cars. The remainder is laid to lawn

Garage
With up and over door, light and power, gas meter

Rear garden
A small paved patio leads to the remainder of garden which is laid to lawn with flower and shrub borders. The garden is enclosed by hedging, fencing and an attractive flit wall. The garden extends to 27' x 18'.

Approximate Gross Internal Area
Ground Floor = 31.3 sq m / 337 sq ft
First Floor = 35.7 sq m / 384 sq ft
Garage = 10.7 sq m / 115 sq ft
Total = 77.7 sq m / 836 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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