

CRENDON HOUSE
Est. 1971

Flat 23 Treadaway Court, Treadaway Hill, Loudwater, High Wycombe, Buckinghamshire, HP10 9QL

Offers Over £270,000 - Leasehold

A stunning one bedroom mezzanine style home, finished to an exceptional standard and forming part of a contemporary development in Loudwater. Excellent potential to add second bedroom (Subject to the usual consents).

Offering a unique and stylish layout, the property provides bright and spacious accommodation extending to close 690 sq ft. The ground floor comprises a welcoming open plan kitchen and dining area, fitted with sleek contemporary units and integrated appliances, alongside a beautifully appointed modern bathroom and a comfortable double bedroom. A striking staircase with glass balustrade leads to an impressive mezzanine living area, creating a superb open and versatile living space with a wonderful sense of light and character. The property is immaculately presented throughout with high quality finishes, modern décor and engineered wood flooring adding to the overall contemporary feel. Outside, the property benefits from allocated parking and attractive modern frontage, all set within a popular development conveniently positioned for local amenities and transport links.

Located in Loudwater, the property is ideally situated between High Wycombe and Beaconsfield, offering excellent access to nearby shops, leisure facilities and everyday amenities. Junction 3 of the M40 is just a short drive away, while nearby railway stations at High Wycombe and Beaconsfield provide regular direct services into London Marylebone. Surrounded by the Chiltern Hills, the area also offers a lovely setting with plenty of nearby walks right from the doorstep.

Lease Details –

Years Remaining – 119
Grounds Rent – TBC
Service Charge - £1344 pa

N.B We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks in £75(incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of issuing a memorandum of sale, directly to Lifetime legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.











Stunning Mezzanine Apartment

Spacious Open Plan Living

Contemporary Fitted Kitchen

Integrated Kitchen Appliances

Stylish Modern Bathroom

Immaculate Throughout

Allocated Parking Space

Excellent Commuter Location

Council Tax Band: C
EPC Rating: C

Crendon House – Wooburn Green

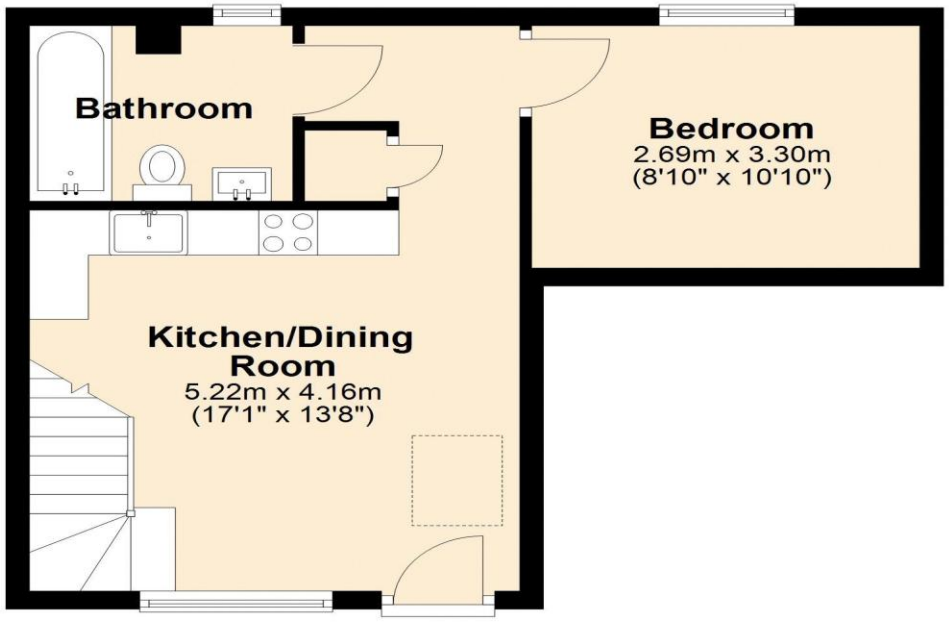
Tel: 01628 527766

Suffolk House
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Wooburn Green
Bucks
HP10 0EU

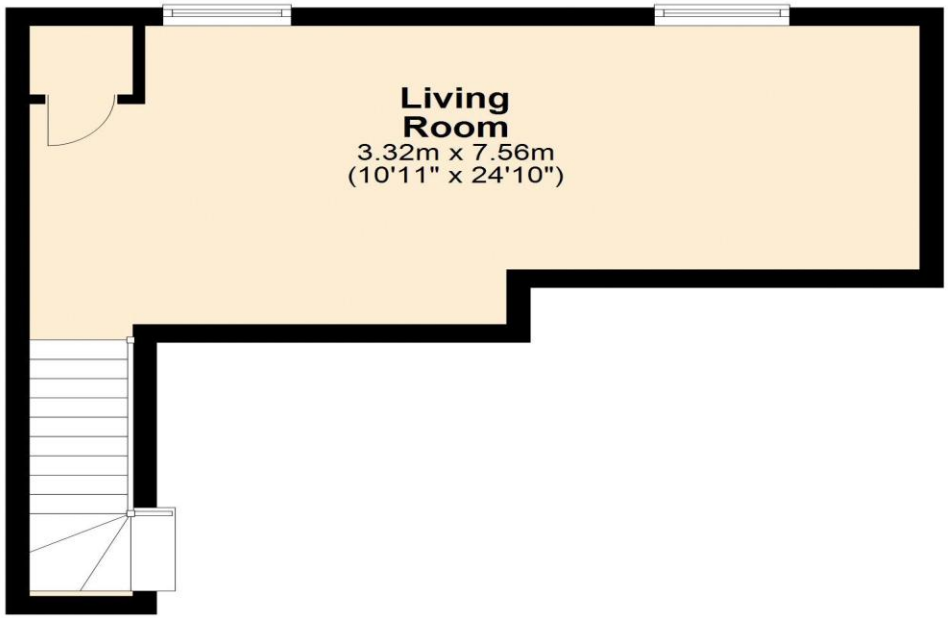
wooburn@crendonhouse.com

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Ground Floor



First Floor



Total area: approx. 62.1 sq. metres (668.5 sq. feet)

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Please Note
These particulars, whilst believed to be accurate are set out as a general outline only for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this employment has the authority to make or give any representation or warranty in respect of the property.