



249 Boundary Road
Loudwater

£300,000



Robertsons

249 Boundary Road

Loudwater

Buckinghamshire

HP10 9QN

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A charming cottage ideally situated for access to the M40
(Junction 3) and would make an ideal first time purchase.
Sitting/Dining room, Kitchen, Bathroom, Two first floor
bedrooms, Study/Nursery, Gas central heating, Double
glazed, Gardens.

Sitting/Dining room

Two radiators, telephone point, Amtico flooring, TV point,
stairs to first floor

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 five ring Neff hob with Neff extractor over,
space for fridge/freezer, space and plumbing for
washer/dryer, built in slimline Neff dishwasher, down
lighters, tiled flooring, part tiled walls, window to rear

Lobby

Built in storage cupboard, stable door to garden, tiled
flooring, door to Bathroom

Bathroom

White suite comprising panelled bath with mixer tap and
shower attachment, low level W.C., wash hand basin, part
tiled walls, heated towel rail, window to rear

First floor

Landing

Access to loft space



Bedroom 1

With a range of fitted wardrobes, exposed floorboards, radiator, TV point, telephone point, window to front

Bedroom 2

Airing cupboard housing foam clad hot water cylinder fitted with immersion and shelved storage, exposed floorboards, dimmer switch, window to rear, door to Study/Nursery

Study/Nursery

With recessed gas fired central heating boiler, window to rear

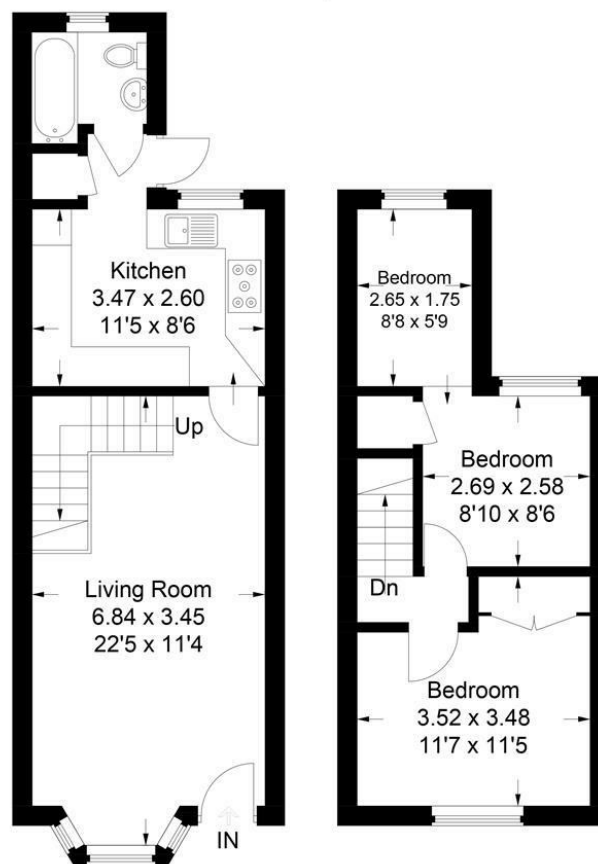
Front garden**Rear garden**

A paved patio leads with steps up to the remainder of garden which is laid to lawn with a further paved area. There are flower and shrub borders, an apple tree and a timber shed. The garden enjoys a sunny south westerly aspect and extends to X



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Approximate Gross Internal Area
Ground Floor = 38.1 sq m / 410 sq ft
First Floor = 27.2 sq m / 293 sq ft
Total = 65.3 sq m / 703 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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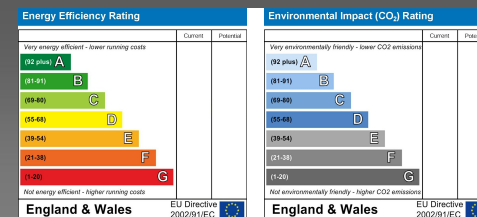


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