



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

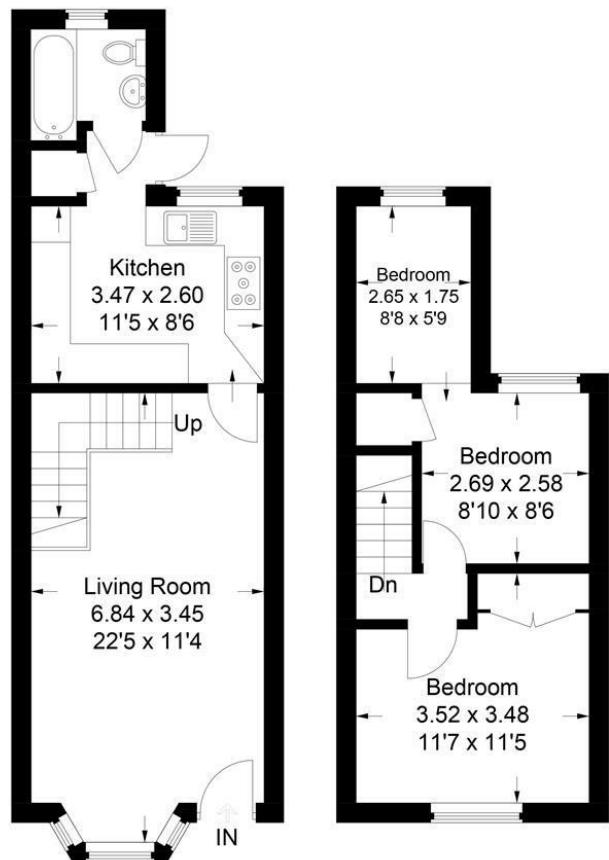
Rear garden

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 ft



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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Robertsons Estate Agents
 Swains House, Swains Lane
 Flackwell Heath
 Buckinghamshire
 HP10 9BN

Tel: 01628 533373

flackwellheath@robertsonsestateagents.co.uk

www.robertsonsestateagents.co.uk

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(70-80) C	
(55-69) D	
(38-54) E	
(21-37) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(70-80) C	
(55-69) D	
(38-54) E	
(21-37) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Robertsons for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.



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