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24a Robinson Road, Loudwater

Buckinghamshire HP13 7BL

One of a pair of impressive brand new five bedroom semi detached family homes offering flexible accommodation, arranged over four floors, of approx 2860 sq ft.

Traditional building techniques combined with modern specifications ensures that these new homes meet the ongoing demands of modern day living and this, coupled with a keen eye and attention to detail, has resulted in a superb high quality finish and specification throughout.

Creating a new home is merely one part of the developer's ethos. It is very apparent that great pride has been taken integrating each property into its local surroundings, which has created a desirable environment in which people can live for many years to come.

These comfortable, spacious homes enjoy a southerly rear aspect with far reaching views and are conveniently located for mainline Chiltern Railway services from Beaconsfield into London Marylebone from approximately 23 minutes .

High Wycombe town centre is about 2.5 miles away and offers a comprehensive range of shops and supermarkets. The area is renowned for its choice and standard of education, with Buckinghamshire being one of the last counties to maintain the traditional grammar school system. Grammar schools in the area include The Royal Grammar School for boys, Wycombe High School for girls, Beaconsfield High School and John Hampden Grammar School for boys. There are also a number of independent schools including Godstowe, Crown House, Pipers Corner and Wycombe Abbey to name a few.

Specification

Exterior

- Landscaped south facing garden
- Large paved terraces
- Block paved driveway
- Traditional Brick and Block construction
- External lighting and CCTV
- Electric Car Charging Pod
- ABC 10 year Build Warranty
- Wooden Insulated Garden Room

Interior

- Porcelain floor tiles to living areas and kitchen
- Pre Installed Alarm System
- LED downlighting
- Under floor heating to ground and lower ground floors
- Porcelain and Ceramic tiling to bathroom and en suites
- Hikvision CCTV Installation
- Spacious fitted wardrobes to all master bedrooms
- Multi Media points to all principal rooms
- Smoke and Heat detectors
- Gas fired central heating with Vaillant Boilers & pressurised cylinders

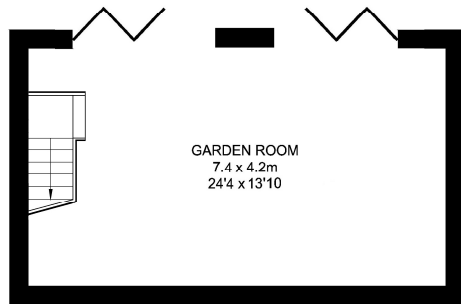
Kitchen

- Custom designed wall and floor units with granite worktops
- Range of high specification integrated A/A+ appliances:
 - Neff 5 burner stainless steel gas hob
 - AEG stainless steel fan assisted oven
 - AEG stainless steel microwave with Warming Drawer below
 - LG plumbed in 'American Style' full height fridge/freezer
 - Integrated Dishwasher and Lamona Wine Cooler
 - Dual ceramic sink with contemporary brass mixer tap
 - Soft close drawers and doors
 - Breakfast bar/island unit with granite top
 - Under unit LED lighting
 - Stainless steel extractor

Bathroom and En Suite

- Concealed shower valves and chrome shower heads
- Porcelain tiling to floors with ceramic tiling to walls, baths and shower areas
- Contemporary white sanitary ware
- Stylish modern Grohe chrome taps and fittings
- Heated towel rails

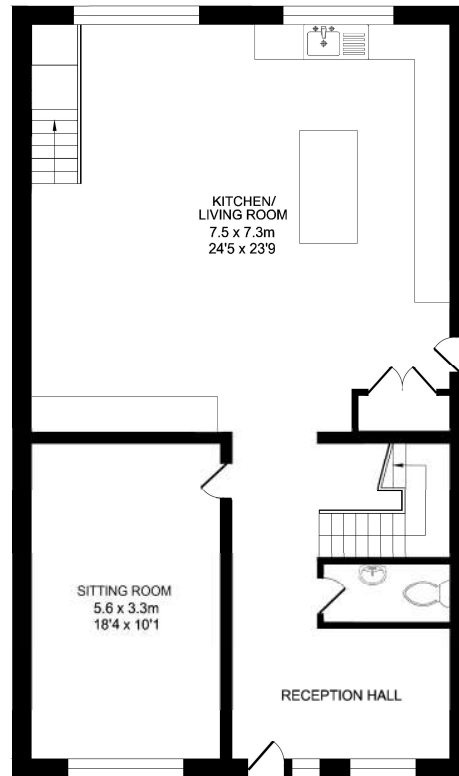




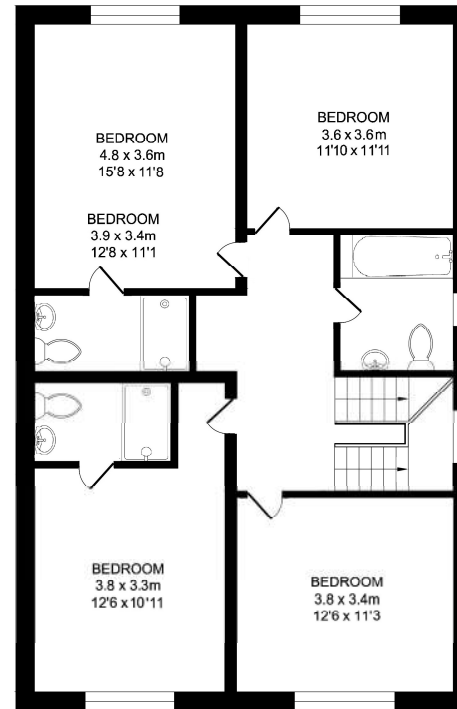
LOWER GROUND FLOOR



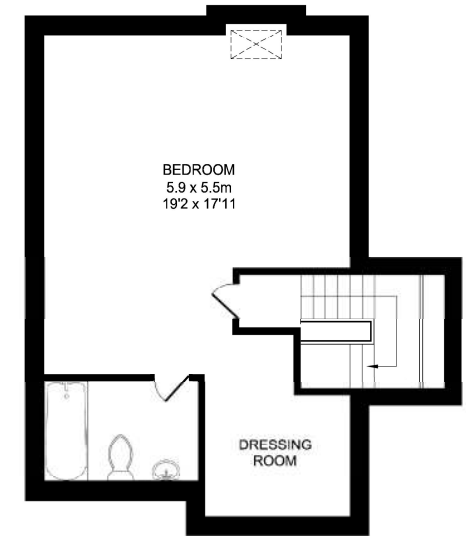
TOTAL APPROX. FLOOR AREA 266.0 SQ.M. (2863 SQ.FT)
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale.
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

**Distance to Airport
(from property)**

London Heathrow T5 - 17 miles
London Luton - 36 miles
London Gatwick - 55 miles

**Travel time by Rail
(from High Wycombe Station)**

London Marylebone - from 31 min
Oxford - from 47 min
Banbury - from 34 min







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