



HUNT & NASH

Est. 1938

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5 Meavy Close, Loudwater Buckinghamshire HP13 7BH

**SEMI DETACHED FAMILY HOME: THREE BEDROOMS
SITTING ROOM: OPEN PLAN KITCHEN/BREAKFAST ROOM
FAMILY BATHROOM: ENCLOSED REAR GARDEN: DRIVEWAY & GARAGE
POPULAR LOCATION: DISTANT VIEWS
EPC RATING C: COUNCIL TAX BAND D**



This well presented three bedroom family home is located within a popular residential area, to the east of High Wycombe town centre, providing swift access to the M40 at Junction 3 and is within good school catchment.

The well planned accommodation comprises of a front aspect sitting room and a spacious open plan kitchen breakfast room with double doors out to the rear. The kitchen area is fitted with a range of matching wall and base units above and below fitted work surfaces with space for all the usual appliances.

On the first floor there are three good size bedrooms and a family bathroom.

The enclosed rear garden is laid mainly to lawn with a large paved patio area, adjacent to the rear of the house, and a further seating area behind the garage. To the front is a small landscaped garden and a driveway leading to a single detached garage with an up and over door.

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 and John Hampden Grammar School for boys. There are a number of independent schools including Godstowe, Crown House, Pipers Corner and Wycombe Abbey to name a few. There are also various sporting facilities and opportunities locally including golf at Beaconsfield, and Flackwell Heath, Sailing at Upper Thames Sailing Club and Cookham Reach plus Racing at Ascot and Windsor.

HMRC Anti Money Laundering

Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

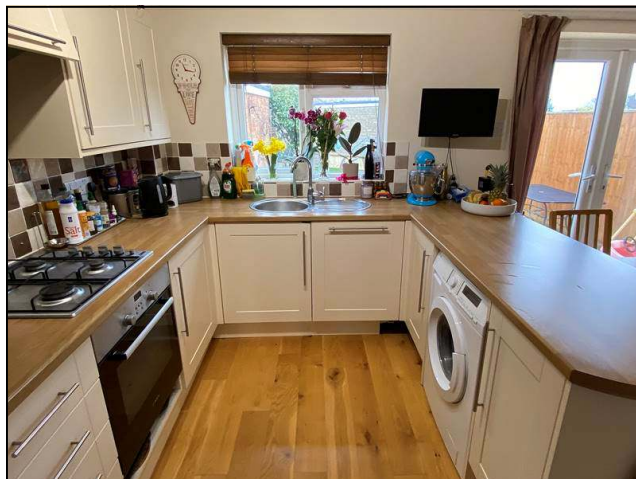
Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR

Travel time by Rail (from High Wycombe Station) | London Marylebone - 33 min | Oxford - 45 min | Banbury - 38 min

GUIDE PRICE . . . £465,000 . . . FREEHOLD

The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing By Appointment
Tel: 01628 522568
Email: bourneend@huntandnash.co.uk



TOTAL APPROX. FLOOR AREA 78.0 SQ.M. (840 SQ.FT.) EX. GARAGE
 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. www.huntandnash.co.uk





Note: These particulars are produced in good faith, having been prepared as a general guide. Hunt & Nash give notice that they do not constitute any part of a contract. We have not carried out a survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings

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