

# HUNT & NASH

Est. 1938

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# 22 Robinson Road, Loudwater Buckinghamshire HP13 7BL

**THREE BEDROOM DETACHED FAMILY HOME  
LARGE 52m x 17m PLOT: PLENTY OF POTENTIAL  
TWO RECEPTION ROOMS: KITCHEN: SHOWER ROOM  
GAS CENTRAL HEATING: ATTACHED GARAGE: AMPLE PARKING  
SOUTH FACING REAR GARDEN: NO ONWARD CHAIN  
EPC RATING TBC**



## Description

On the market for the first time since it was built in the 1950's, this three bedroom detached family house sits on a generous south facing plot that measures approximately 52m (170ft) deep and 17m (55ft) wide with lovely views towards Flackwell Heath.

The accommodation is generally well presented throughout and on the ground floor the property has been extended since it was originally built and now provides a spacious reception hall, two reception rooms, a fitted kitchen, shower room and cloakroom. The sitting room is at the rear of the property with double doors out to the patio, as is the kitchen, and there is covered access from the kitchen to the front of the house with access into the attached garage.

On the first floor there are three bedrooms and access to the loft space.

A particular feature of this lovely home is the south facing, landscaped rear garden that extends to 37m (120ft) and is well stocked with a variety of mature trees and shrubs with various seating areas and a water feature on the patio. To the front is a low brick retaining wall and an area of lawn with a tarmac driveway allowing plenty of parking, leading to an attached garage with an up and over door.

The property is offered for sale with no onward chain and vacant possession upon completion, subject to contract.

## 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**

## GUIDE PRICE . . . £550,000 . . . FREEHOLD

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

Tel: 01628 522568

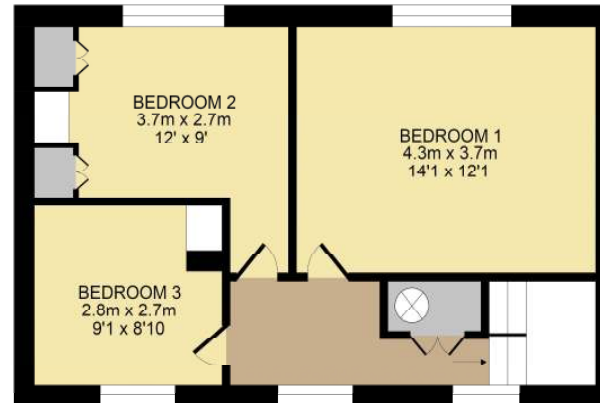
Viewing By Appointment  
Email: [bourneend@huntandnash.co.uk](mailto:bourneend@huntandnash.co.uk)



GROUND FLOOR



TOTAL APPROX. FLOOR AREA 156.9 SQ.M. (1689 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. [www.huntandnash.co.uk](http://www.huntandnash.co.uk)



FIRST FLOOR





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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