



HUNT & NASH

Est. 1938

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20 Robinson Road, Loudwater Buckinghamshire HP13 7BL

**DETACHED BUNGALOW: THREE DOUBLE BEDROOMS
RE FITTED SHOWER ROOM: SITTING ROOM WITH BAY WINDOW
FITTED KITCHEN: SPACIOUS ENTRANCE PORCH: GARDEN ROOM
BEAUTIFULLY MAINTAINED MATURE REAR GARDEN
AMPLE PARKING WITH CAR PORT: NO ONWARD CHAIN
LOVELY VIEWS: EPC RATING D**



A wonderful opportunity to purchase a spacious three bedroom detached bungalow with a mature well maintained south facing rear garden extending to over 100ft with lovely views.

At the front of the property there is a spacious entrance porch that leads to the entrance hall, with access to the loft space.

The reception room is at the rear of the property with a large bay window allowing plenty of natural light and adjacent to this is the kitchen with a rear aspect window and a side door leading out to the garden. The three bedrooms are all comfortable double bedrooms and are complemented by a re fitted shower room comprising of a walk in shower, WC and wash hand basin.

At the rear of the property is a conservatory/garden room and there is a crawl space cellar suitable for storage. Neither of these are accessible from inside the property.

To the front of the property is a mature hedge providing plenty of privacy in front of a small area of lawn and a block paved driveway. The driveway provides parking for a couple of cars and extends to the side of the property with a car port. The rear garden extends to over 100' and is particularly well maintained and stocked with a variety of interesting trees and shrubs.

The property is offered for sale with no onward chain and vacant possession upon completion, subject to contract. It should also be noted that this property is not on mains drainage and there is a septic tank in the rear garden.

HMRC Anti Money Laundering

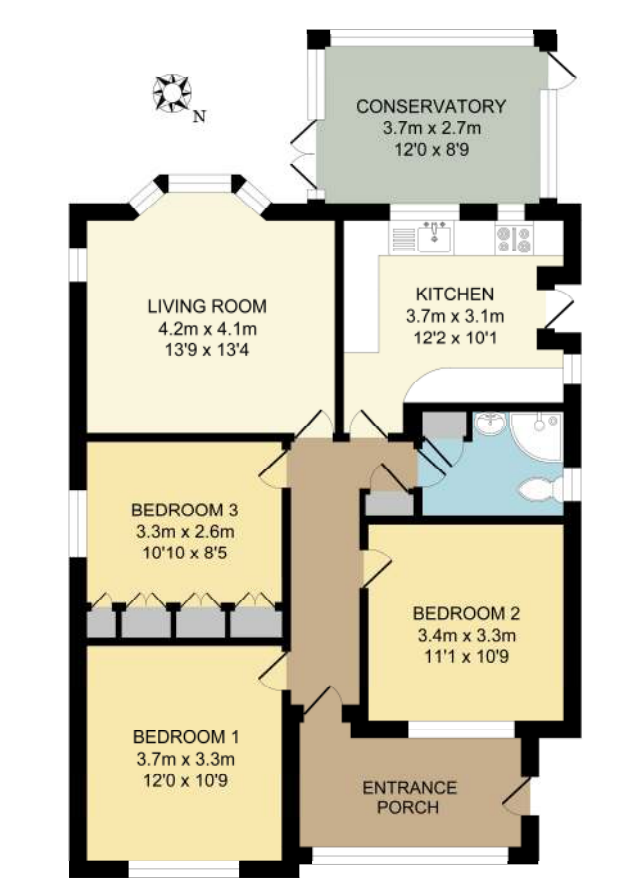
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

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 . . . £500,000 . . . 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
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TOTAL APPROX. FLOOR AREA 95.2 SQ.M. (1025 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. 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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