





Features

- Two Bedroom House
- EPC Rating C (70)
- Contemporary Kitchen
- Landscaped Tiered Garden
- Modern Bathroom
- New Hot Water Cylinder 2022

The property is in excellent contemporary condition throughout which is apparent as soon as you walk through the front door. The large living room has a south facing window to front aspect, with inset ceiling spotlights, TV and phone points, understairs storage cupboards and a doorway to the rear that leads into the modern kitchen. Considerable investment has gone into this high-quality kitchen, which has a range of base and eye level storage units, a laminate worktop, integral electric oven, microwave and an induction hob with overhead extractor fan. In addition, there is plumbing for

the washing machine and a back door that opens into the garden. To the first floor, the master bedroom has a window to the front and has wall-to-wall fitted wardrobes, and to the rear is the second double bedroom. In between the two is a modern bathroom suite that has a panel bath with shower screen and an Aqualisa shower unit, a pedestal handbasin and WC. Externally, there is parking to the front and the rear garden is landscaped with high grade anti-slip decking providing excellent space for relaxing and entertaining.



Ludlow Mews is a small development to the east side of High Wycombe just near the bottom of Hammersley Lane and on the Loudwater borders. Within close proximity are a wide range of amenities numbering amongst them, Kingsmead Park & Wycombe Rye Lido, a large supermarket, schools and the Ryemead Retail Park. The location is superb for commuters as the property is within a mile of Junction 3 of the M40, with the M25 and Heathrow Airport beyond. About 4 miles away is the Chiltern Railway's Beaconsfield railway

station and there are regular bus services throughout the area.

Additional Information:

Council Tax: Band C.

Energy Performance Rating: EPC C (70).

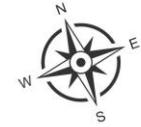
High Quality Electric Heating.

New Hot Water Cylinder Installed 2022.





Approx Gross Internal Area
61 sq m / 652 sq ft



Ground Floor
Approx 30 sq m / 325 sq ft



First Floor
Approx 30 sq m / 328 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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