



Keegan White
ESTATE AGENTS

11 Ludlow Mews | £325,000



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).

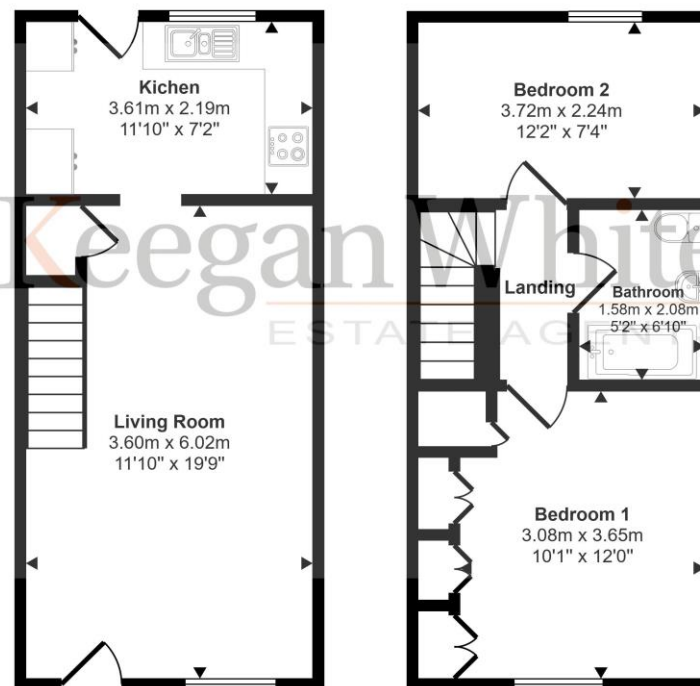
High Quality Electric Heating.

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.

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Keegan White Ltd. in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Keegan White Ltd. has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Keegan White Ltd. is a limited company registered in England & Wales with company number 9726292. Our registered office is 102-104 High Street, Great Missenden, Bucks, HP16 0BE

33-35 Crendon Street, High Wycombe, Buckinghamshire HP13 6LJ

Tel: 01494 417007

Email: wyc@keeganwhite.co.uk

keeganwhite.co.uk

Keegan White
ESTATE AGENTS