



Keegan White
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16 Bay Tree Close | £525,000



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Features

- Semi-Detached House
- Lounge/Diner
- Walking Distance to Local Schools
- Guest Cloakroom & Utility
- Three Double Bedrooms
- Family Room/4th Bedroom

The front door opens into a large entrance porch, that has a secondary front door that leads into the house. The living room is of a good size with windows to front aspect and patio doors to the rear. To the front is a second reception room, currently used as a bedroom, and connects to a utility room and downstairs cloakroom. The kitchen is modern and well-appointed with a good range of storage units above and below the worktops. The kitchen has gas hobs with overhead extractor fan, integrated

NEFF oven, with a side door to the garden and window to rear aspect. The first floor landing has loft access and gives access to the three double bedrooms, and the modern family bathroom suite.

Externally, there is driveway parking to the front and a side gate that leads to the back of the house. The south facing rear garden is landscaped and stepped to provide three tiers for family and friends to enjoy.

16 Bay Tree Close | Loudwater | HP11 1JN



The house is situated on the south side of the development, enjoying a peaceful setting in a cul-de-sac location. Loudwater is a well regarded area to the east of High Wycombe linking the villages to the south including Flackwell Heath and Wooburn Green, with Tylers Green and Penn to the north. Loudwater is one of several areas that make up High Wycombe as a whole and offers a wide range of local amenities including schools, supermarkets and public houses. There are a host of leisure & recreational facilities, with Loudwater Sports Club off Derehams Lane, Wycombe Heights Golf Club and Wycombe Rugby

Club, to name a few, all close by. The house is in a location that provides easy access to Junction 3 of the M40, with the M25 and Heathrow Airport just beyond and in addition, Beaconsfield mainline railway station is a short drive away providing fast trains into Marylebone in under half an hour.

Additional Information:
Council Tax Band: D
Energy Performance Rating: D (68)





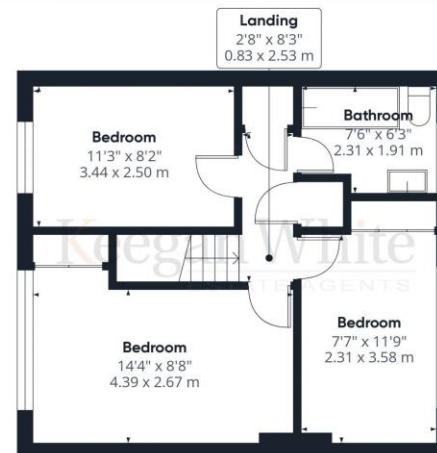
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Ground Floor



Floor 1

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Approximate total area⁽¹⁾

911.93 ft²

84.72 m²

Reduced headroom

11.14 ft²

1.04 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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