

Keegan White
ESTATE AGENTS

Cosy Cottage, 215 Boundary Road | £325,000







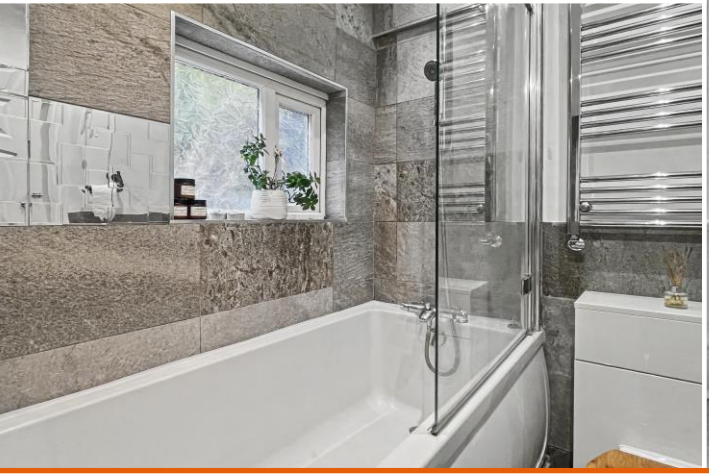
Features

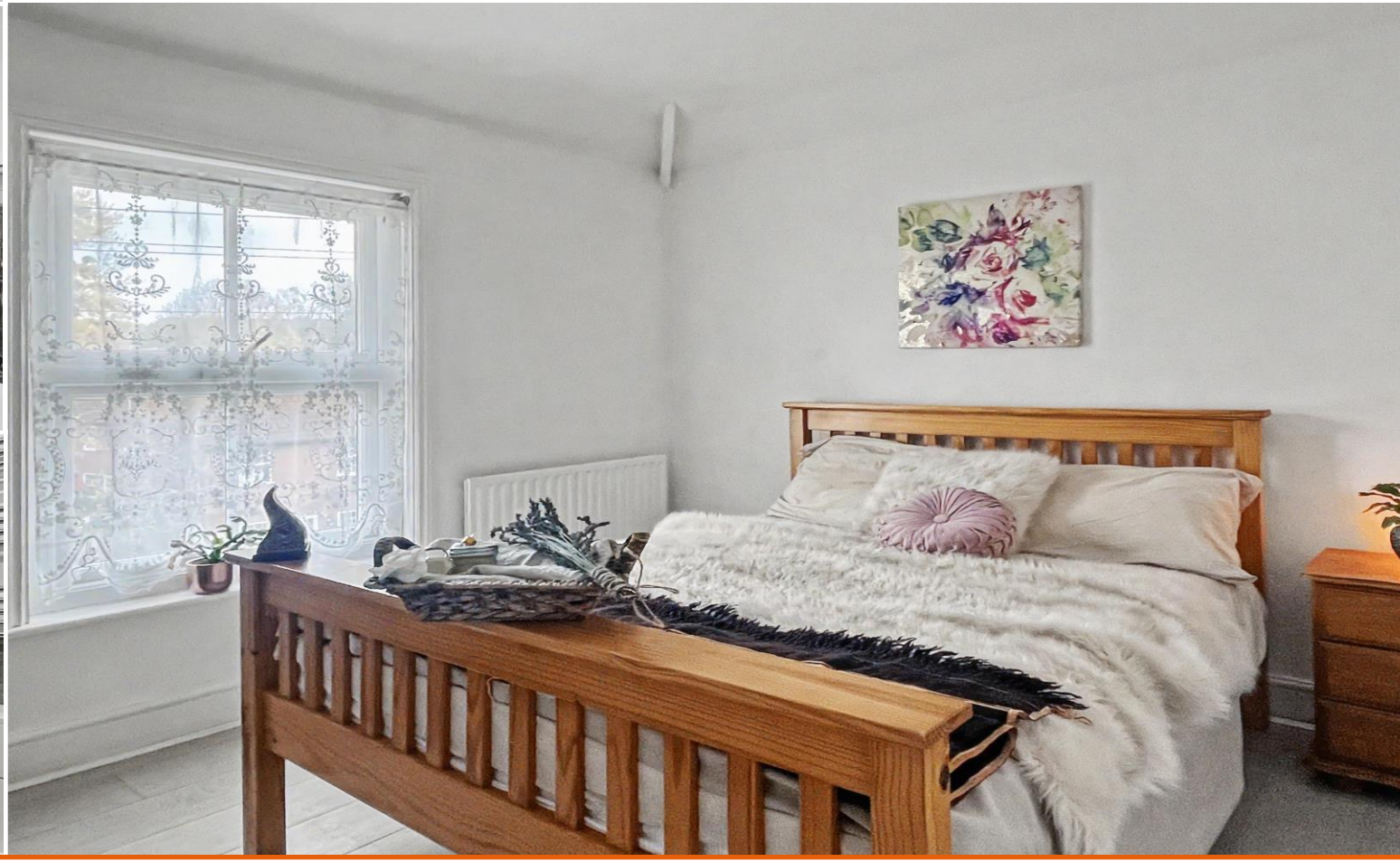
- Semi-Detached
- Newly Fitted Boiler
- Two Reception Rooms
- Beautifully Presented
- South Westerly Garden
- No Onward Chain

The main entrance leads into the dining room that has a window to the rear and stairs rising to the first floor, with under stairs storage. To the front is the sitting room that has windows to front and a working fire place. The galley kitchen also houses the newly fitted gas boiler and has a range of base and storage units above and below the worktops, with an electric oven, gas hob, overhead extractor and plumbing for the washing machine. Adjacent to this is a small and functional utility room, and to the rear is the modern bathroom suite that has a panel bath with overhead shower & screen, a heated chrome towel rail, WC, handbasin, and a frosted window to rear aspect. To the first floor are two bedrooms, one with a feature fireplace and the other having built in storage above the stairs. Externally, there is parking on street, with steps rising to the front garden. There is a side gate that leads into the large south westerly facing back garden that has a patio area that's ideal for dining and entertaining.









Boundary Road connects the villages of Loudwater and Wooburn Green, and is just a short drive away from Flackwell Heath village centre. There are a good range of leisure & recreational facilities, with Loudwater Sports Club off Derehams Lane, Wycombe Heights Golf Club and Wycombe Rugby Club, close by. Within walking distance is the Tesco superstore and the retail park at Knaves Hollow. The property is also within walking distance of Loudwater Combined School which has a good Ofsted rating, and the house is ideally located for road commuters with Junction 3 of the M40 within a short drive. For rail commuters, the Chiltern Railways mainline station in Beaconsfield is three and a half miles away and has fast trains that reach Marylebone in under half and hour.

Additional information:
Council Tax: Band B
Energy Performance Rating: EPC D (57) - NB This has not been upgraded since the new boiler was installed.

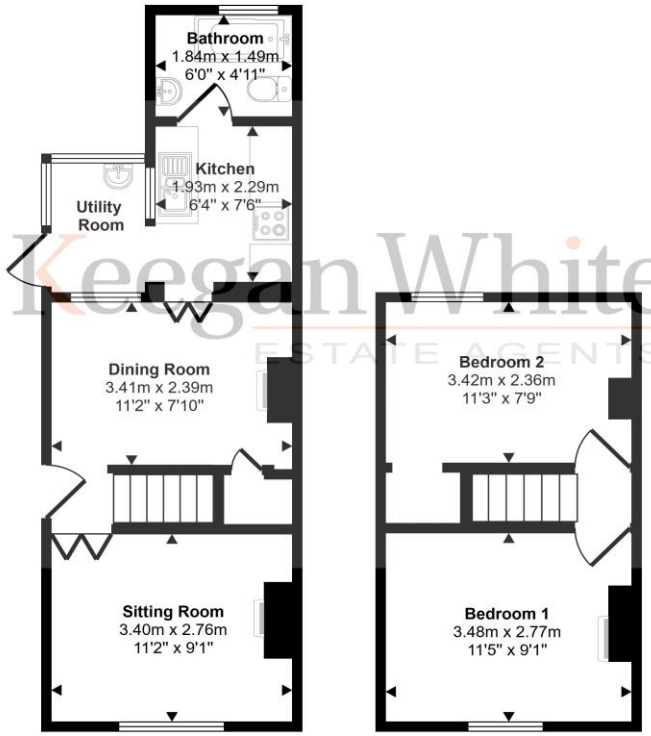
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Approx Gross Internal Area
53 sq m / 567 sq ft



Ground Floor
Approx 31 sq m / 338 sq ft

First Floor
Approx 21 sq m / 229 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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