



1 Meliae House Follies Place, Loudwater - HP10 9FE
£325,000





1 Meliae House Follies Place

Loudwater

- CONVENIENT GROUND FLOOR APARTMENT
- TWO GOOD SIZE BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- OPEN PLAN KITCHEN/LIVING ROOM
- ALLOCATED PARKING
- GATED DEVELOPMENT
- NO ONWARD CHAIN
- IDEAL ACCESS TO M40 AND TRANSPORT LINKS

Loudwater is located mid-way between Beaconsfield and High Wycombe, and under half a mile from the M40 Junction 3, providing connections to London and the M25 network. Access to the M40 towards Oxford can be gained just outside Beaconsfield Old Town, some 4 miles away. The picturesque village of Wooburn Green is just 2 miles distant with its range of local shops and public houses, whilst the main towns of Beaconsfield and High Wycombe are both 3 miles away offering an extensive range of shopping and leisure facilities and a Tesco Superstore is just a short walk away. Train services are available from Beaconsfield to London Marylebone with journey times approximately 25 minutes.



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A bright, ground floor apartment with two good size bedrooms and two bathrooms. Comes with no onward chain.

Set within a sought-after gated development, this bright ground floor apartment enjoys an open outlook and a well planned layout filled with natural light.

This well presented home offers two generous double bedrooms and the master bedroom has a useful en-suite bathroom. The open-plan kitchen and living area creates an inviting space ideal for both relaxing and entertaining.

One of the standout features of this property is the direct access to the communal gardens from both the living room and the master bedroom, providing a lovely extension of the living space and a peaceful outlook. It also offers two allocated parking spaces.

Situated in a convenient location, the development benefits from excellent transport links to the M40 and is within easy reach of local shops, amenities, and services. This property also benefits from no onward chain.

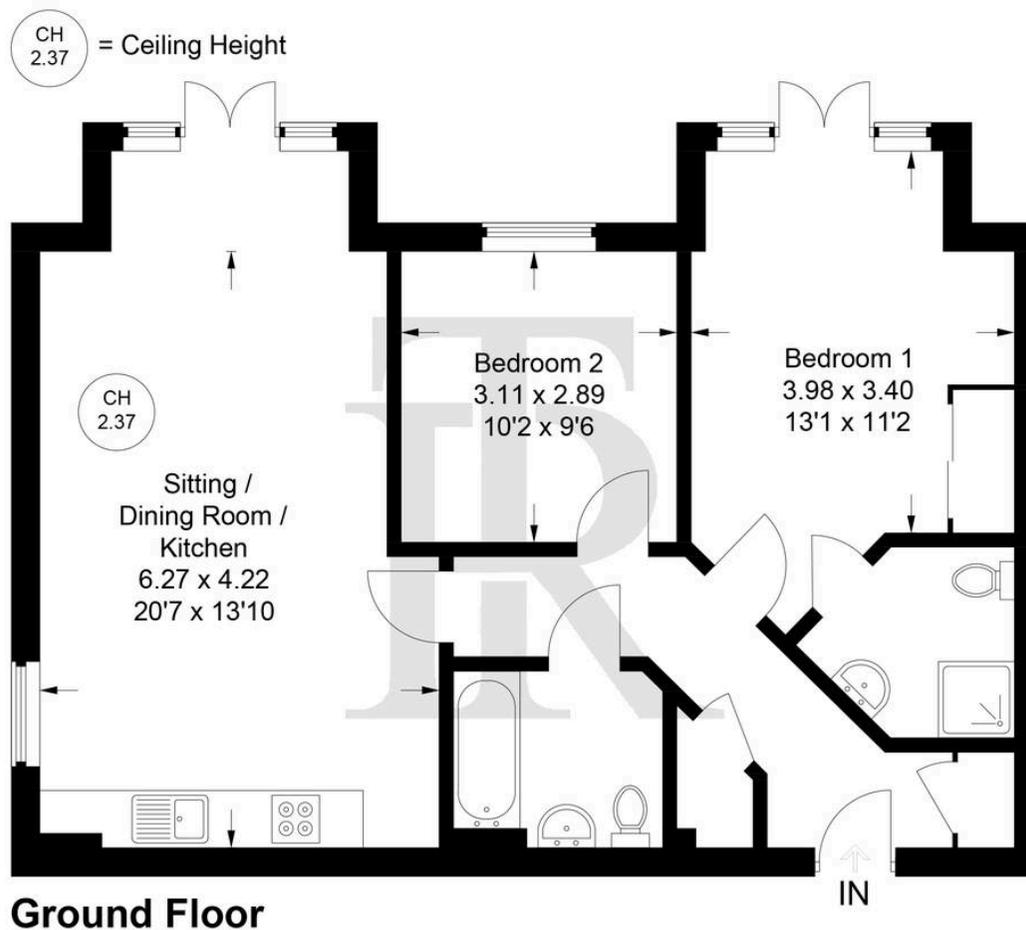
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





Ground Floor

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Approximate Gross Internal Area = 69.7 sq m / 750 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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