



5 Wodan House Follies Place, Loudwater - HP10 9AQ  
£300,000





## 5 Wodan House Follies Place

Loudwater, High Wycombe

- First floor apartment
- Gated development
- Two Double Bedrooms
- Allocated parking
- Excellent Transport Links
- Balcony
- Lovely views
- Modern fitted kitchen

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.



# Wodan House Follies Place

Loudwater, High Wycombe

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

A welcoming hallway leads to two well-proportioned double bedrooms, both attractively presented. The main bedroom benefits from a modern en suite and direct access to a south-facing balcony, perfect for enjoying the sun throughout the day. A second south-facing balcony opens from the open-plan kitchen and living space, creating a light, comfortable area for everyday living and entertaining.

The contemporary fitted kitchen includes integrated appliances, while the main bathroom is smartly finished and in keeping with the overall quality of the home. The development is secure and well maintained, with two allocated parking spaces and convenient access to local amenities and transport links.

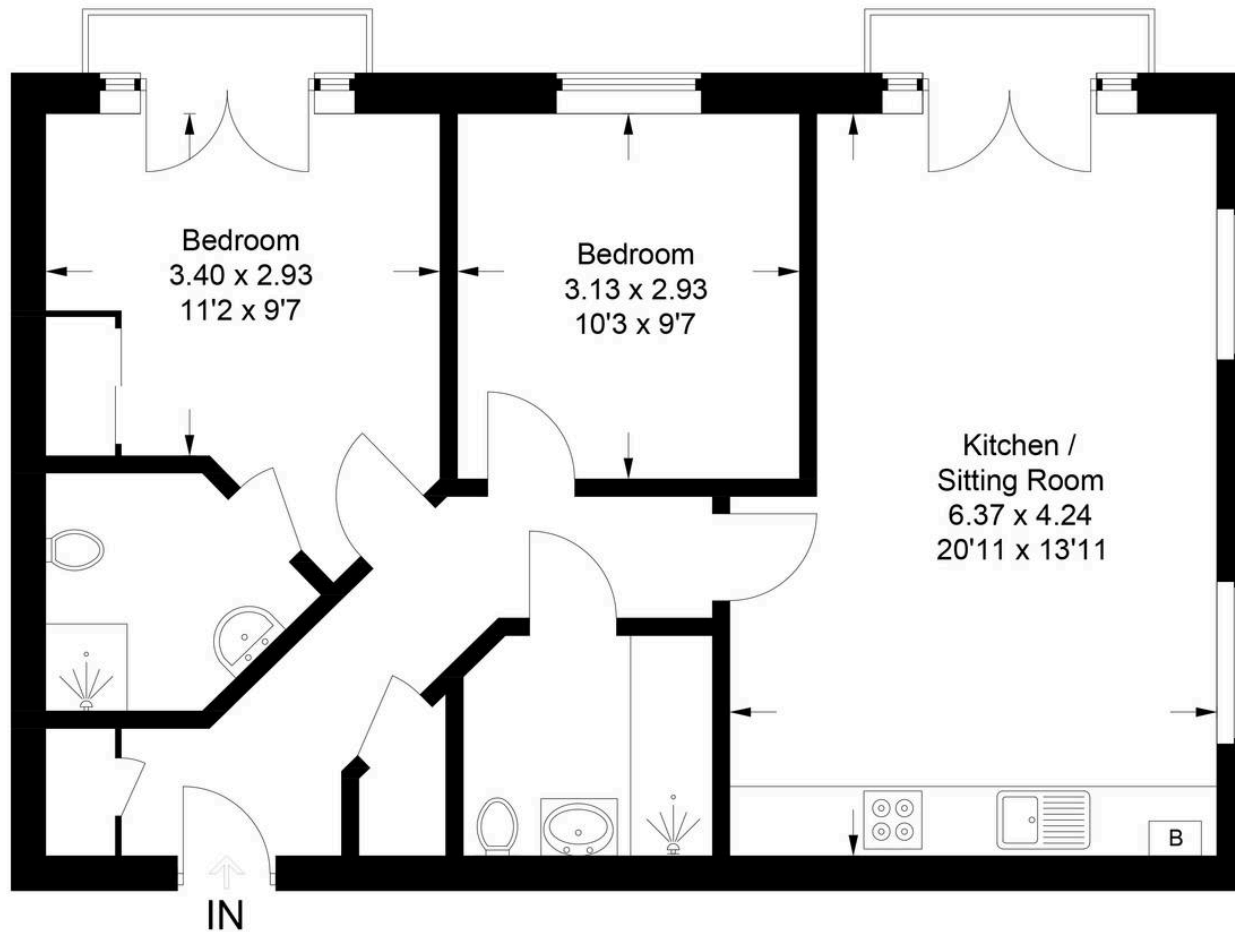
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





## Second Floor

### 5 Wodan House

Approximate Gross Internal Area = 65.4 sq m / 704 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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