

LOT

30

**Owner Reserves the right to offer as one lot or individually**

146 Kingsmead Road, Loudwater,  
High Wycombe HP11 1JB

**Guide Price: £450,000\***

**Freehold detached double-fronted chalet bungalow with garage and planning permission**



This freehold double-fronted detached bungalow with side driveway to detached garage also benefits from secondary vehicular access to the top of the garden from a rear service road via Spring Lane. Kingsmead Road is situated within close proximity of Junction 3 of the M40 and close to Loudwater and Wooburn Green village centres. The main town of High Wycombe is also within easy reach. Planning permission has been granted for demolition of the property the erection of Two x Four Bedroom dwellings with basement parking and if sold as one lot would no doubt benefit from planning permission for further dwellings although any intending purchaser should make their own enquiries in this regard. The existing planning was granted on 03.02.2014 under Reference number 14/05218/REM. This property is being sold with the benefit of the planning permission that is in place, is offered with full vacant possession and will be of interest to developers, investors and owner-occupiers.

#### **ACCOMMODATION**

Ground Floor: Reception room, Bedroom (1), Bedroom (2), Reception room (2)/Diner, Kitchen, Bathroom/WC, Conservatory. Outside: Front garden and side driveway to detached garage. Rear patio garden leading to larger rear garden with vehicular access.

#### **TENURE**

Freehold

#### **LOCAL AUTHORITY & TAX RATING**

Wycombe District Council. Tel: 01494 461 000 Council Tax Band: D

#### **VIEWING TIMES**

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN