



30 Sedgmoor Road, Flackwell Heath, HP10 9AU

£575,000





# 30 Sedgmoor Road

Flackwell Heath, High Wycombe

A well presented semi detached family home built in 2007. The property is in this sought after road close to local schools and amenities. Entrance hall, Cloakroom, Sitting room, Kitchen/breakfast room, Bedroom 1 with en suite shower room, Two further bedrooms, Bathroom, Gas central heating, Double glazing, Off street parking for three cars. Viewing recommended.

Tenure: Freehold

## Entrance hall

Radiator, stairs to first floor

## Sitting room

Radiator, TV point, telephone point, wall light point, under stairs storage, bay window to front

## Cloakroom

Low level W.C., wash hand basin with mixer tap, radiator, part tiled walls, tiled flooring

## Kitchen/Breakfast room

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, built in oven, fitted four ring Neff gas hob with extractor over and stainless steel splash back, built in fridge/freezer, built in Bosch washer/dryer, built in Neff dishwasher, space for table, tiled flooring, down lighters, radiator, double doors to garden, windows and rear and side





## First floor

### Landing

Stairs to second floor, down lighters, airing cupboard housing Ariston hot water cylinder and shelved storage

### Bedroom 1

Radiator, window to rear

### En suite shower room

Shower cubicle housing fitted shower unit, low level W.C., wash hand basin with mixer tap, part tiled walls, fitted mirror, heated towel rail, tiled flooring, shaver point/light, window to side

### Bedroom 2

Radiator, TV point, telephone point, window to front

### Bathroom

White suite comprising panelled bath with mixer tap and shower attachment, low level W.C., wash hand basin with mixer tap, heated towel rail, part tiled walls, shaver point/light, fitted mirror, tiled flooring, down lighters, window to side

## Second floor

### Bedroom 3

Radiator, eaves storage cupboard, two velux windows to rear

### Front garden/Parking

A block paved driveway provides parking for three cars

### Rear garden

A paved patio leads to the remainder of garden which is laid to lawn. All is enclosed by panelled fencing and extends 33' x 21'.



## 30 Sedgmoor Road

Approximate Gross Internal Area  
Ground Floor = 50.7 sq m / 546 sq ft  
First Floor = 44.4 sq m / 478 sq ft  
Second Floor = 24.4 sq m / 263 sq ft  
Total = 119.5 sq m / 1,287 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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