



36 Swains Lane, Flackwell Heath, HP10 9BU

£875,000





# 36 Swains Lane

## Flackwell Heath

An extended detached family home built in 1993 within a short walk of the village centre. Entrance hall, Cloakroom, Office, Sitting room, Dining room, Conservatory, Fitted kitchen/Breakfast room, Utility room, Bedroom 1 with en suite shower room, Four further bedrooms, Family bathroom, Gas central heating, Double glazing, Double garage and parking, South facing garden. NO CHAIN.

Council Tax band: G

Tenure: Freehold

### Entrance hall

Radiator, stairs to first floor, wall thermostat

### Cloakroom

Low level W.C., wash hand basin with mixer tap and cupboard under, radiator, under stairs storage cupboard, window to side

### Dining room

Radiator, windows to front and side

### Kitchen/Breakfast room

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap, space for range oven, built in De Dietrich microwave, space for American style fridge/freezer, built in Bosch dishwasher, built in deep fat fryer, granite worktops, fitted breakfast bar, windows to front and side





**Utility room**

Fitted with a range of eye and base level units incorporating sink unit with mixer, space and plumbing for washing machine, space for dryer, wall mounted gas Potterton boiler, part tiled walls, radiator, door to side

**Sitting room**

Fireplace with gas flame effect fire, TV point, three wall light points, two radiators, window to rear, door to side

**Office**

Radiator, fitted bookcases, window to rear

**Conservatory**

Tiled flooring, two wall light points, ceiling fan, door to garage, under floor heating, door to garden

**First floor****Galleried landing**

Radiator, airing cupboard housing foam clad hot water cylinder and shelved storage, window to side

**Bedroom 1**

Two double built in wardrobes, radiator, window to front

**En suite shower room**

White suite comprising panelled bath with mixer tap and shower over, low level W.C., wash hand basin with mixer tap and cupboard under, heated towel rail, tiled flooring, tiled walls

**Bedroom 2**

Two double built in wardrobes, radiator, ceiling fan, window to rear

**Bedroom 3**

With electric heater, wooden flooring, air conditioning unit, windows to front and rear

**Bedroom 4**

Built in wardrobe, radiator, window to front





**Bedroom 4**

Built in wardrobe, radiator, window to front

**Bedroom 5**

Radiator, window to rear

**Bathroom**

White suite comprising panelled bath with Aqualisa shower unit, low level W.C., two sinks with mixer taps and storage under, part tiled walls, shaver point/light, window to rear

**Front garden/Parking**

A gravelled driveway provides parking for several cars.

**Double garage**

With two double doors, light and power, window to rear

**Rear garden**

A secluded south facing garden which is mainly paved with well stocked flower and shrub borders. All is enclosed by panelled fencing and extends to 35' x 50'.

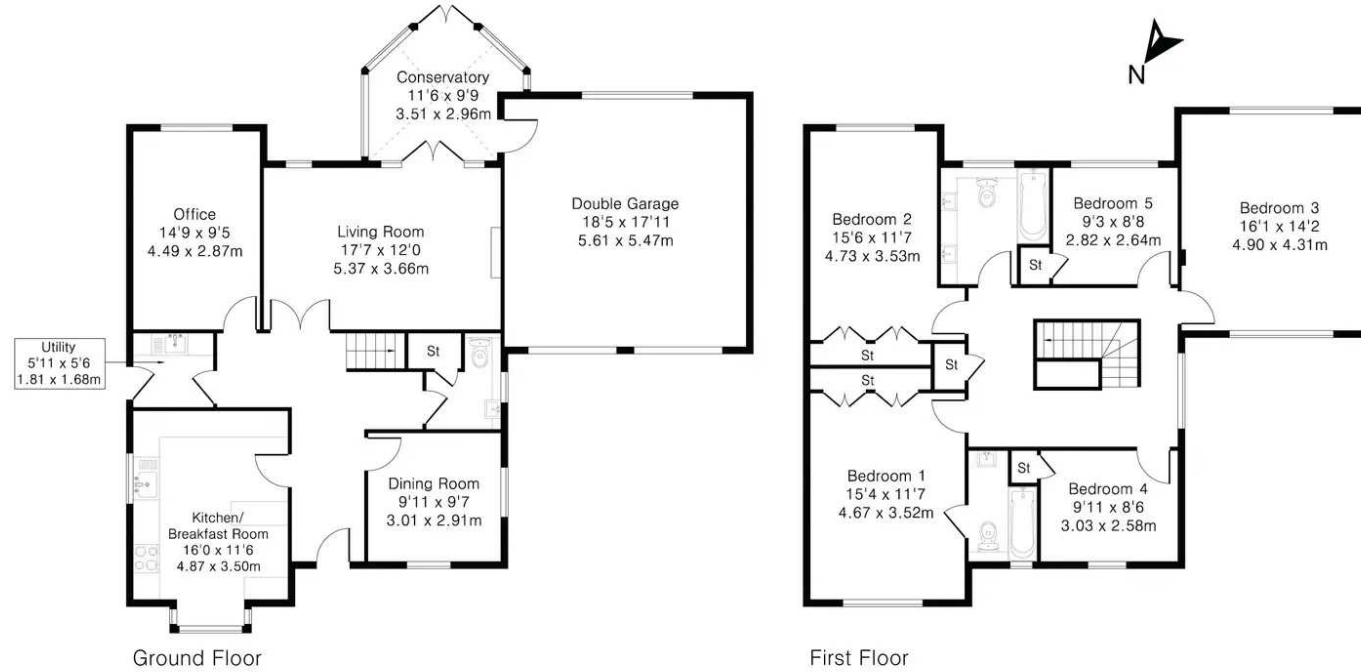




Approximate Gross Internal Area 2386 sq ft – 222 sq m

Ground Floor Area 1300 sq ft – 121 sq m

First Floor Area 1086 sq ft – 101 sq m



## Robertsons Estate Agents

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