



8 The Fairway, Flackwell Heath

£725,000



## 8 The Fairway

Flackwell Heath, High Wycombe

An extended family home quietly situated in a cul-de-sac location with stunning views over the adjoining Flackwell Heath golf course. Entrance hall, Cloakroom, Sitting/Dining room, Kitchen/Breakfast room, Family room, Four bedrooms, family bathroom/shower room, Gas central heating, Double glazing, Double garage, Gardens.

### Entrance hall

Stairs to first floor with under stairs storage cupboard, radiator

### Cloakroom

Low level W.C., wash hand basin with tiled splash back, wooden flooring

### Sitting/Dining room

Brick built open fireplace with wooden mantle and surround, wooden flooring, two radiators, four wall light points, windows to front and rear

### Kitchen/Breakfast room

Fitted with a range of eye and base level units incorporating double 'Belfast' sink unit with mixer tap, space for oven with extractor over, space and plumbing for dishwasher, space for fridge, radiator, part tiled walls, window to rear, walk in larder with window to rear

### Family room

Radiator, window to rear, doors to garden





### **Utility room**

Wall mounted Glow Worm boiler, space for fridge/freezer, space and plumbing for washing machine, door to garage

### **Landing**

Access to loft space, window to fr

### **Bedroom 1**

With a range of fitted wardrobes, radiator, window to rear with views over the golf course

### **Bedroom 2**

Airing cupboard housing foam clad hot water cylinder and shelved storage, radiator, window to rear with views over the golf course, dimmer switch

### **Bedroom 3**

Radiator, window to rear with views over the golf course

### **Bedroom 4**

Radiator, window to front

### **Bathroom**

White suite comprising panelled bath, low level W.C., wash hand basin, shower cubicle housing Aqualisa shower unit, part tiled walls, shaver point, heated towel rail, wooden flooring, window to side

### **Front garden**

A driveway provides parking. The remainder is laid to lawn with flower and shrub borders

### **Rear garden**

An area of patio leads to the remainder of garden which is laid to lawn with flower and shrub borders. All is enclosed by panelled fencing and extends to 45'

### **Double garage**

With metal up and over doors



# 8 The Fairway

Approximate Gross Internal Area  
Ground Floor = 104.7 sq m / 1,127 sq ft  
First Floor = 61.8 sq m / 665 sq ft  
Total = 166.5 sq m / 1,792 sq ft  
(Including Garages)



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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