



5 Hedley Road, Flackwell Heath

Guide Price £625,000



Robertsons

5 Hedley Road

Flackwell Heath, High Wycombe

WITH PLANNING PERMISSION! A detached bungalow in this highly sought after road close to the village centre. The property now benefits from recent planning permission to develop the property into a good sized four bedroom detached house. Currently Entrance hall, Sitting room, Kitchen/breakfast room, Two bedrooms, Shower room, Separate W.C., Gas central heating, Double glazing, 52' rear gardens, Garage and parking. NO CHAIN.

Council Tax band: E

Entrance hall

Access to loft space, radiator, wall thermostat

Sitting room

Tiled fireplace, two radiators, bay window to front, dimmer switch

Kitchen

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, space for oven, space and plumbing for washing machine, space for fridge, space for freezer, fitted breakfast bar, floor mounted oil fired central heating boiler, radiator, shelved storage cupboard, part tiled walls, window to side, door to side

Bedroom 1

Radiator, window to front

Bedroom 2

Radiator, sliding patio doors to garden

Shower room

Shower cubicle housing fitted shower unit, wash hand basin, heated towel rail, airing cupboard housing foam clad hot water cylinder and shelved





Front garden/Parking

A driveway provides parking for several cars, The remainder is laid to lawn with flower and shrub borders. All is enclosed by fencing and hedging

Garage

With metal up and over door, door to garden

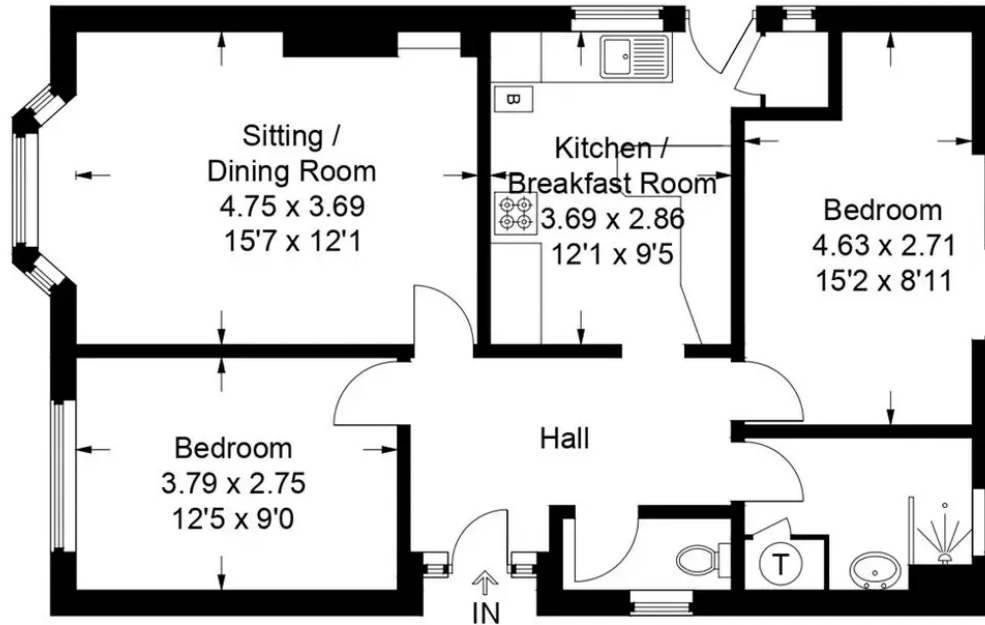
Rear garden

An area of patio leads to the remainder of garden which is laid to lawn with well stocked flower and shrub borders. All is enclosed by panelled fencing and hedging and extends to 52'.

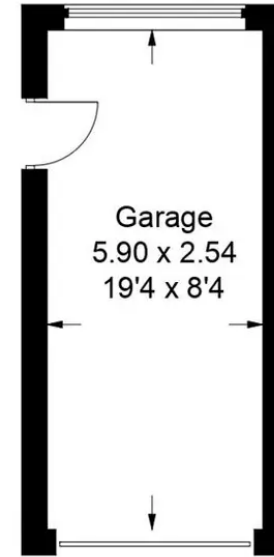


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Approximate Gross Internal Area
Ground Floor = 70.5 sq m / 759 sq ft
Garage = 15.5 sq m / 167 sq ft
Total = 86.0 sq m / 926 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)

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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