



4 Sedgmoor Close, Flackwell Heath  
£900,000



# 4 Sedgmoor Close

Flackwell Heath, High Wycombe

A spacious family home built in the 1990's quietly situated in this highly sought after cul-de-sac. The property sits in a generous plot of 0.15 of an acre. Entrance hall, Cloakroom, Study, Family room, Sitting room, Dining room, Kitchen, Utility room, Bedroom 1 with en suite, Bedroom 2 with en suite, Two further bedrooms, Family bathroom, Gas central heating, Double glazing, Double garage and parking.

## Entrance hall

Radiator, stairs to first floor with under stairs cupboard

## Cloakroom

Low level W.C., wash hand basin with mixer tap and tiled splash back, radiator, window to front

## Study

Radiator, window to front

## Family room

Radiator, TV point, radiator, window to front

## Sitting room

Open fireplace with marble effect surround and wooden mantle, radiator, TV point, windows to side and rear

## Dining room

Double doors to garden, radiator, windows to side and rear

## Kitchen

Fitted with a range of eye and base level units incorporating sink unit with mixer tap and drainer, fitted four ring gas hob with extractor over, built in oven and grill, space for fridge/freezer, two radiators, part tiled walls, windows to rear and front





### **Utility room**

Fitted with a range of base level units incorporating stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, space for dryer, part tiled walls, radiator, window to rear, door to garden, door to garage

### **First floor**

#### **Landing**

Access to loft space, airing cupboard housing foam clad hot water cylinder and shelved storage, radiator

#### **Bedroom 1**

Radiator, built in double garage, radiator, window to rear

#### **En suite**

Shower cubicle housing fitted shower unit, low level W.C., wash hand basin with mixer tap, part tiled walls, radiator, shaver point/light, window to rear

#### **Bedroom 2**

With a range of fitted storage, radiator, window to front

#### **En suite**

Shower cubicle housing fitted shower unit, low level W.C., wash hand basin with mixer tap, part tiled walls, radiator, shaver point/light, window to front

#### **Bedroom 3**

With built in double wardrobe, radiator, window to rear

#### **Bedroom 4**

With built in double wardrobe, radiator, window to front

#### **Bathroom**

Suite comprising panelled bath with mixer tap, low level W.C., wash hand basin with mixer tap, radiator, part tiled walls, shaver point/light, window to front

#### **Front garden/Parking**

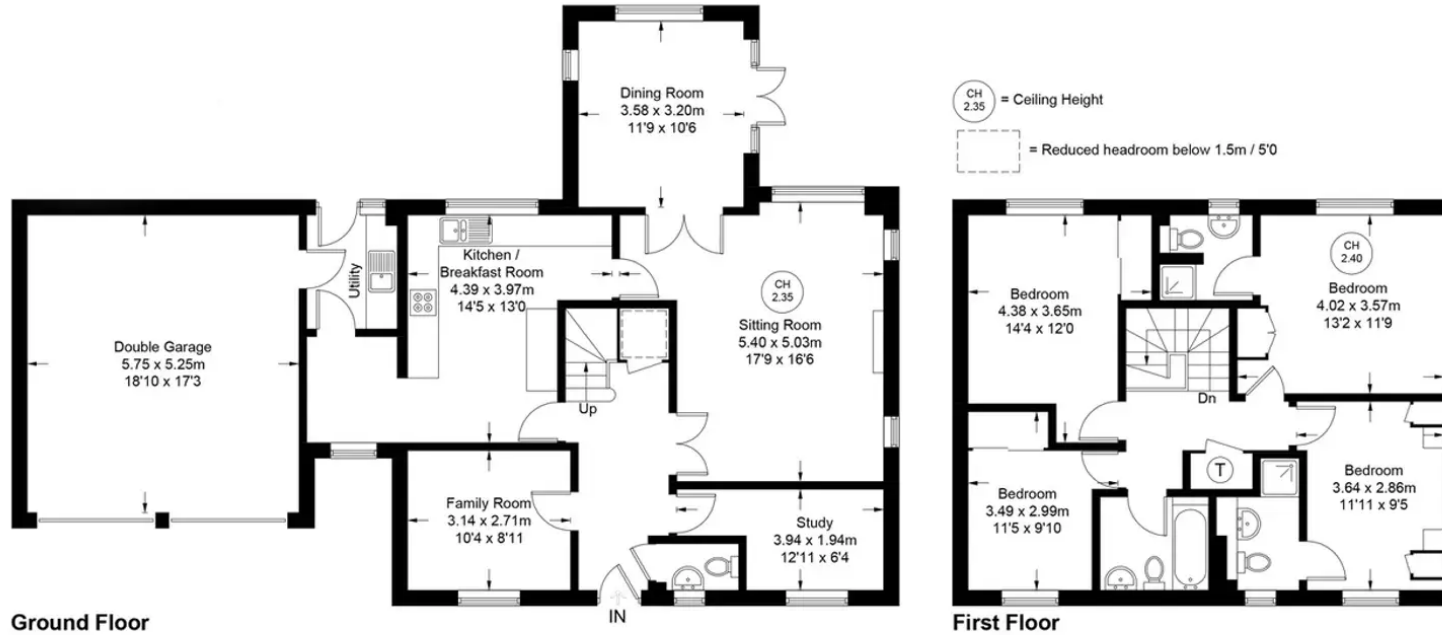
A driveway provides parking

#### **Double garage**

With metal up and over doors, wall mounted Vaillant gas fired central heating boiler, door to utility room



Approximate Gross Internal Area  
Ground Floor = 119.4 sq m / 1285 sq ft (Including Double Garage)  
First Floor = 66.7 sq m / 718 sq ft  
Total = 186.1 sq m / 2003 sq ft



Floor Plan produced for Robertsons by Media Arcade ©.  
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Robertsons