



11 Philip Drive, Flackwell Heath
£625,000



Robertsons

11 Philip Drive

Flackwell Heath, High Wycombe

An extended semi detached family home which backs onto woodland in this highly sought after road on the outskirts of the village. Entrance hall, Cloakroom, Study, Sitting room, Kitchen, Dining room/Family room, Utility room, Three bedrooms, Family bathroom with shower, Gas central heating, Double glazing, Garage and parking, Gardens.

Entrance hall

Radiator, stairs to first floor

Cloakroom

Low level W.C., wash hand basin with mixer tap, fitted storage cupboard

Study

Fitted desk, window to front

Sitting room

Fireplace with fitted gas fire, radiator, three wall light points, dimmer switch, bay window to front, window to side

Kitchen

Fitted with a range of eye and base level units incorporating sink unit with mixer tap and drainer, space for oven with splash back and extractor over, built in fridge/freezer, built in dishwasher, built in AEG microwave, radiator, opening to Dining/Family room, window to rear

Dining room/Family room

with sliding patio doors to garden, built in under stairs storage area, radiator, wall light point, window to rear





Utility room

Space and plumbing for washing machine, door to garden, window to rear

First floor

Landing

Access to loft space, window to rear

Bedroom 1

Radiator, wall light point, range of fitted wardrobes and drawers, window to front

Bedroom 2

Radiator, window to front

Bedroom 3

Radiator, window to rear

Bathroom

White suite comprising panelled bath with mixer tap, wash hand basin with cupboards under, low level W.C., shower cubicle housing fitted shower unit, airing cupboard housing hot water cylinder and gas fired central heating boiler, heated towel rail, part tiled walls, window to rear

Front garden/Parking

A driveway provides parking for three cars

Garage

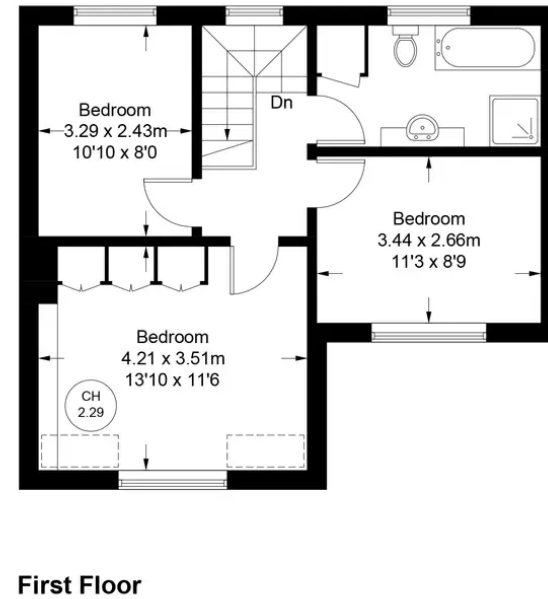
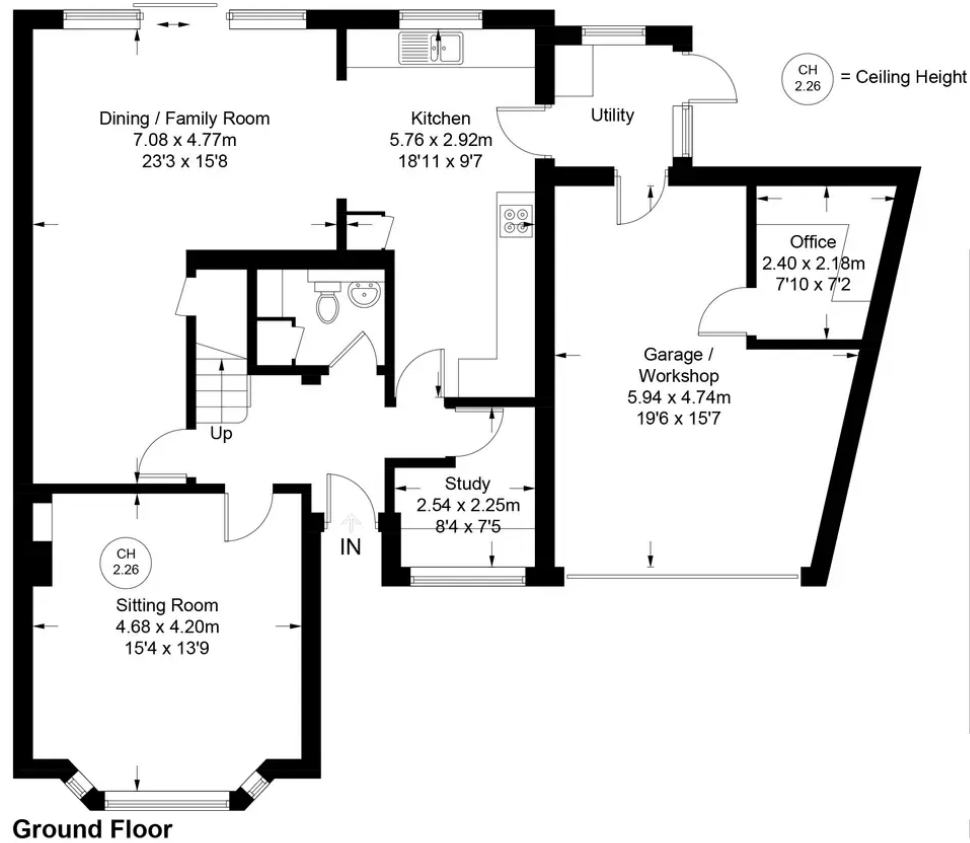
With sliding doors, light and power, plumbing for water softener, window to rear

Rear garden

Principally laid to lawn with well stocked flower and shrub borders. There is a raised patio area and all is enclosed by hedging and panelled fencing. The garden extends to 44' x 48'.



Approximate Gross Internal Area
 Ground Floor = 113.3 sq m / 1219 sq ft
 (Including Garage)
 First Floor = 46.2 sq m / 498 sq ft
 Total = 159.5 sq m / 1717 sq ft



Floor Plan produced for Robertsons by Media Arcade ©.
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