



9 Bernards Way, Flackwell Heath

Guide Price **£550,000**



Robertsons

9 Bernards Way

Flackwell Heath, High Wycombe

A semi detached home in this highly sought after no through road. The property offers scope to extend subject to the usual permissions. Entrance lobby, Entrance hall, Sitting room, Dining room, Conservatory, Kitchen, Three bedrooms, Bathroom, Separate W.C., Gas central heating, Double glazing, Garage and parking, 65' rear garden. NO CHAIN.

Entrance lobby

Tiled flooring, door to hall

Entrance hall

Stairs to first floor with under stairs storage cupboard, wall thermostat, radiator, window to side

Sitting room

With tiled fireplace, radiator, bay to window to front

Dining room

Radiator, window to rear

Kitchen

Fitted with a range of eye and base level units incorporating stainless sink unit with mixer tap and drainer, space for oven with stainless steel splash back and extractor over, space for fridge/freezer, space and plumbing for washing machine, space and plumbing for dishwasher, wall mounted gas fired central heating boiler, part tiled walls, door to conservatory

Conservatory

Sliding door to garden





First floor

Landing

Access to boarded loft space, window to side

Bedroom 1

With a range of built in wardrobes, radiator, window to front

Bedroom 2

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

Bedroom 3

Radiator, window to front

Bathroom

White suite comprising panelled bath with mixer tap and shower attachment, wash hand basin with storage under, heated towel rail, airing cupboard housing foam clad hot water and shelved storage, window to side

Separate W.C.

Low level W.C., window to side

Front garden/Parking

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

Garage and workshop

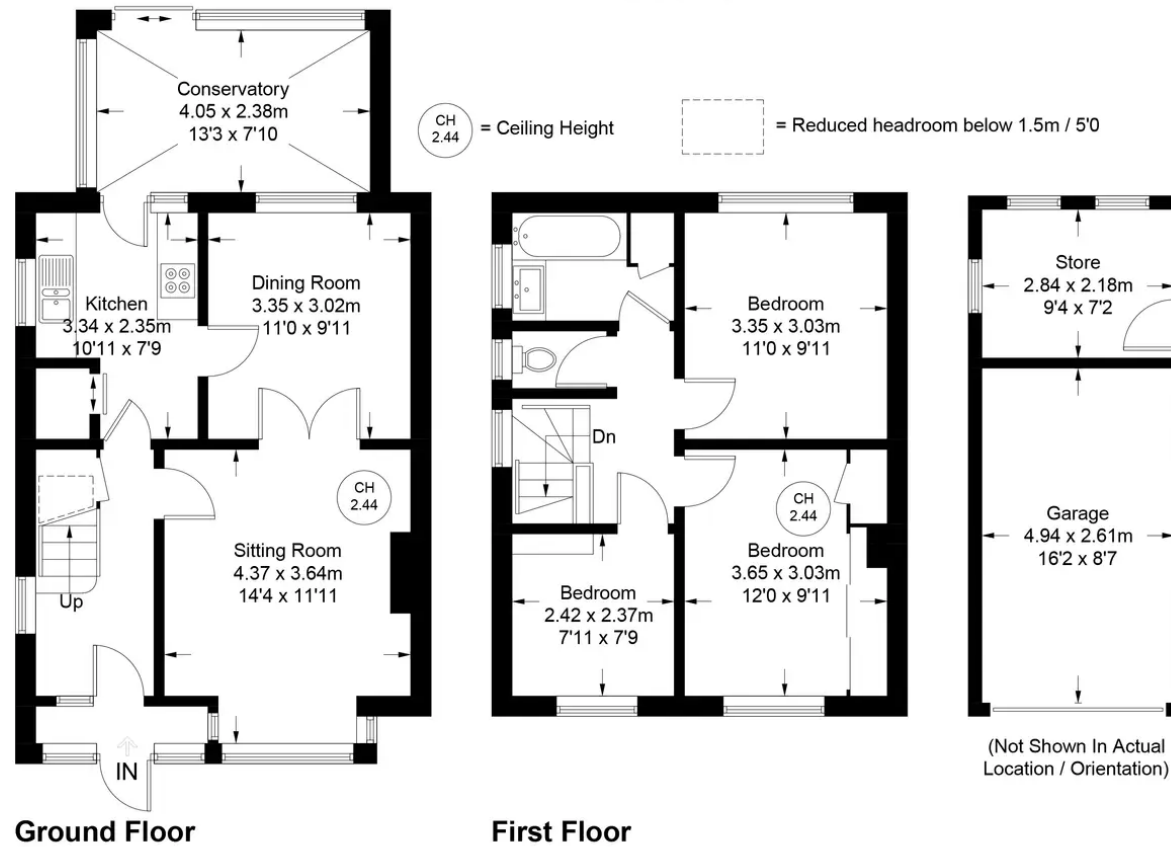
With metal up and over door with attached workshop

Rear garden

A paved patio leads to the remainder of garden which is laid to lawn with flower beds and borders. All is enclosed by panelled fencing and hedging. The garden extends to 65'.



Approximate Gross Internal Area
 Ground Floor = 54.2 sq m / 583 sq ft
 First Floor = 39.7 sq m / 427 sq ft
 Outbuilding = 20.8 sq m / 224 sq ft
 Total = 114.7 sq m / 1234 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