



68 Ring Road, Flackwell Heath  
£415,000



# 68 Ring Road

Flackwell Heath, High Wycombe

A semi detached family home in this popular village location which is offered for sale with no upward chain. Entrance hall, Sitting room, Kitchen/Breakfast room, Bathroom, Three bedrooms, Shower room, Double glazing, Parking, 85' rear gardens.

Council Tax band: D

Tenure: Freehold

## Entrance hall

Stairs to first floor, window to side

## Sitting room

With a range of fitted storage, window to front

## Kitchen/Breakfast room

Fitted with a range of eye and base level units incorporating sink unit with mixer tap and drainer, built in Bosch double oven, fitted four ring hob, built in fridge/freezer, built in Indesit washer/dryer, part tiled walls, part tiled walls, built in under stairs storage cupboard, windows to side and rear

## Lobby

Tiled flooring, door to walk in storage room with tiled flooring and part tiled walls, space for appliance

## Bathroom

White suite comprising panelled bath with mixer tap and shower attachment, low level W.C., wash hand basin with mixer tap, tiled flooring, part tiled walls, down lighters, window to side

## Lean to sun room

With door to garden





### **First floor**

#### **Landing**

Access too loft space, window to side

#### **Bedroom 1**

Window to front

#### **Bedroom 2**

Built in wardrobes, airing cupboard housing foam clad hot water cylinder and shelved storage, window to rear

#### **Bedroom 3**

Shelved storage, window to front

#### **Shower room**

Fitted double shower cubicle housing fitted shower unit, low level W.C., wash hand basin with mixer, tiled walls, down lighters, tiled flooring, two windows to rear

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

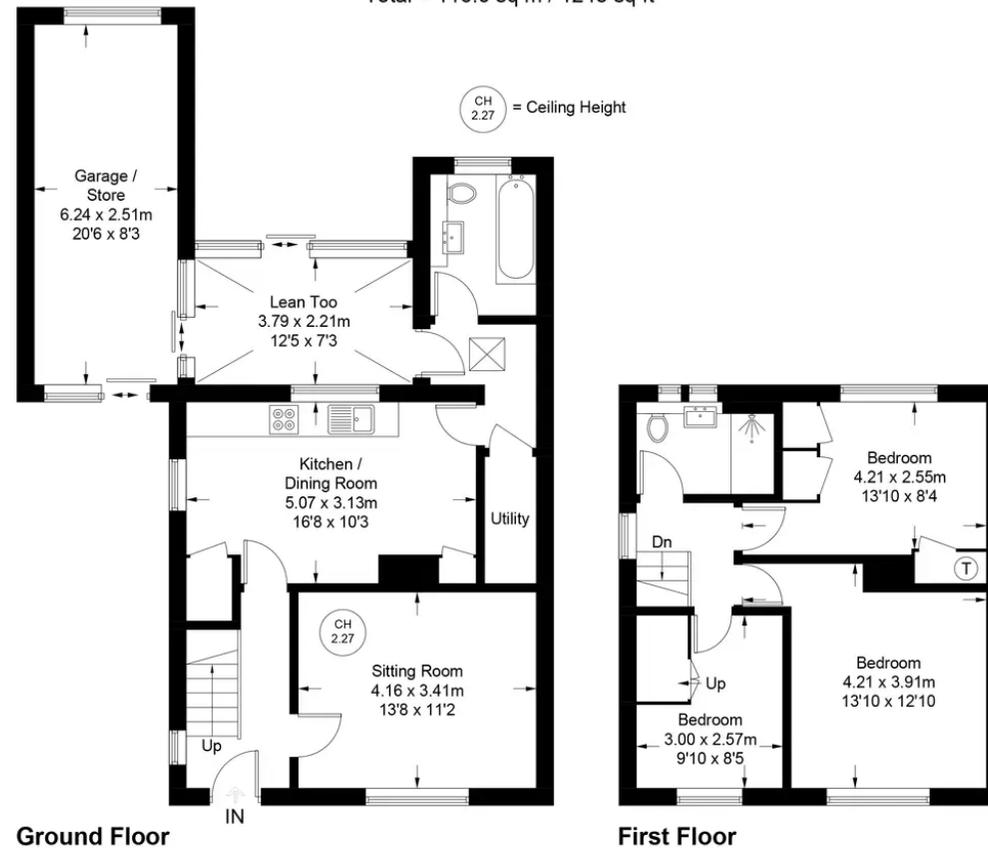
A driveway provides parking. The remainder is laid to lawn and enclosed by hedging

#### **Rear garden**

A paved area leads to the remainder of garden which was used as a large vegetable plot. The garden extends to 85' and is enclosed by fencing.



Approximate Gross Internal Area  
 Ground Floor = 75.1 sq m / 808 sq ft (Including Garage / Store)  
 First Floor = 40.9 sq m / 440 sq ft  
 Total = 116.0 sq m / 1248 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**