



16 Sedgmoor Road, Flackwell Heath  
£750,000



Robertsons



# 16 Sedgmoor Road

Flackwell Heath

A superbly appointed individual detached chalet style home set along a highly favoured residential road close to the centre of this popular village. Entrance lobby, Sitting/Dining room, Kitchen/Breakfast room, Three ground floor bedroom, Shower room, First floor Bedroom 1 with en suite Bathroom, Gas central heating, Double glazing, 65' x 48' rear garden, Parking for several cars.

## Entrance porch

Wooden flooring, two windows to side, door to Sitting room

## Sitting/Dining room

Attractive fireplace with fitted gas flame effect fire, two radiators, two bay windows to front

## Kitchen/Breakfast room

Fitted with a range of eye and base level units, central island with sink unit, space and plumbing for dishwasher and seating for four people, space for range oven with extractor over, space for fridge/freezer, cupboard with space and plumbing for washing machine and space for dryer, cupboard housing Glow Worm gas fired central heating boiler and Megaflo hot water cylinder and shelved storage, radiator, two windows to side, doors to garden

## Inner hall

Two radiators, stairs to first floor

## Bedroom 2

With bay window to front, built in double wardrobe, radiator







### **Bedroom 3**

Radiator, built in double wardrobe and shelved storage cupboard, window to rear

### **Bedroom 4**

Radiator, built in double wardrobe and shelved storage, doors to garden

### **Shower room**

Double shower cubicle with fitted shower unit, low level W.C., wash hand basin with cupboards under, heated towel rail, part wooden panelled walls, down lighters, part tiled walls, window to side

### **First floor**

#### **Landing**

Window to rear

#### **Bedroom 1**

Walk in wardrobe, further storage area/wardrobe, radiator, three windows to front

#### **En suite Bathroom**

White suite comprising panelled bath with mixer tap and shower attachment, low level W.C., wash hand basin with cupboards under, heated towel rail, tiled flooring, part tiled walls, windows to front and rear

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

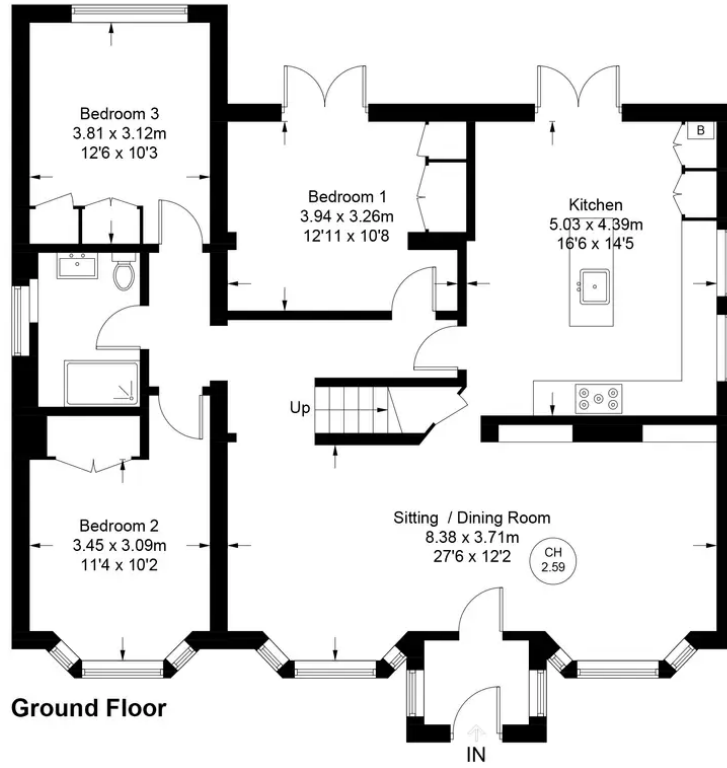
A block paved driveway provides parking for several cars

#### **Rear garden**

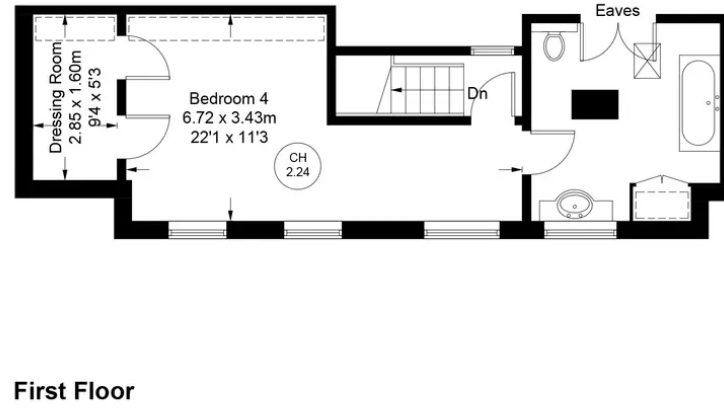
An area of patio leads to the remainder of garden which is laid to lawn with well stocked flower and shrub borders. There is a timber summerhouse and all is enclosed by panelled fencing. The gardens extends to 65' x 48'.



Approximate Gross Internal Area  
 Ground Floor = 115.0 sq m / 1238 sq ft  
 First Floor = 37.4 sq m / 403 sq ft  
 Total = 152.4 sq m / 1641 sq ft



CH 2.59 = Ceiling Height  
 [Dashed line] = Reduced headroom below 1.5m / 5'0"



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.



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