



18 Beckings Way, Flackwell Heath

£525,000



# 18 Beckings Way

Flackwell Heath, High Wycombe

A detached bungalow in this highly sought after cul-de-sac, offered for sale with no upward chain. Entrance hall, Sitting room, Kitchen, Two bedrooms, Bathroom, Gas central heating, Garage and ample parking, Gardens.

Council Tax band: E

Tenure: Freehold

## Entrance porch

Window to side, door to Entrance hall

## Entrance hall

Radiator, cupboard housing fuses and electric meter, wall thermostat, access to loft space,

## Sitting room

Tile fireplace, radiator, sliding patio doors to garden

## Kitchen

Fitted with a range of eye and base level units incorporating sink unit with mixer tap and drainer, space for oven with extractor over, space and plumbing for washing machine, space for fridge, space for freezer, wall mounted gas fired central heating boiler, part tiled walls, shelved larder cupboard with gas meter, airing cupboard housing hot water cylinder and shelved storage, windows to side and rear

## Bedroom 1

Range of fitted wardrobes, radiator, window to front





### **Bedroom 2**

Radiator, window to front

### **Bathroom**

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

### **Front garden/Parking**

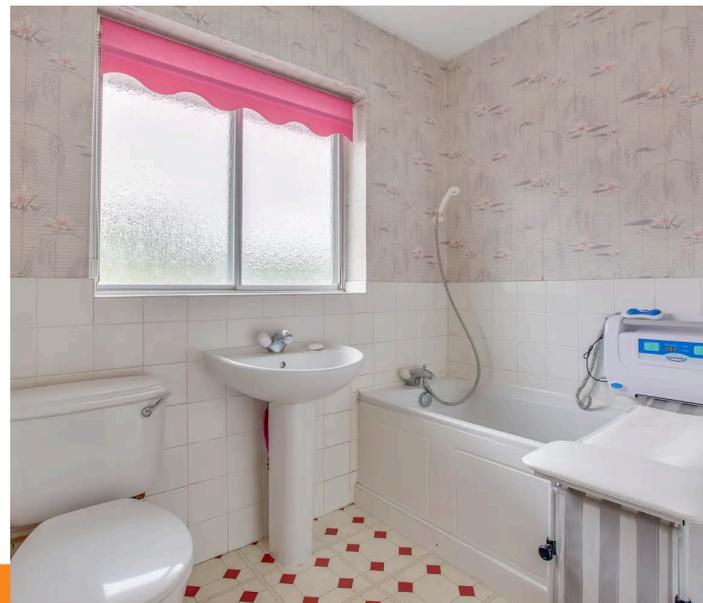
A driveway to the front and side of the bungalow provides ample parking. The remainder is laid to lawn with flower and shrub borders.

### **Rear garden**

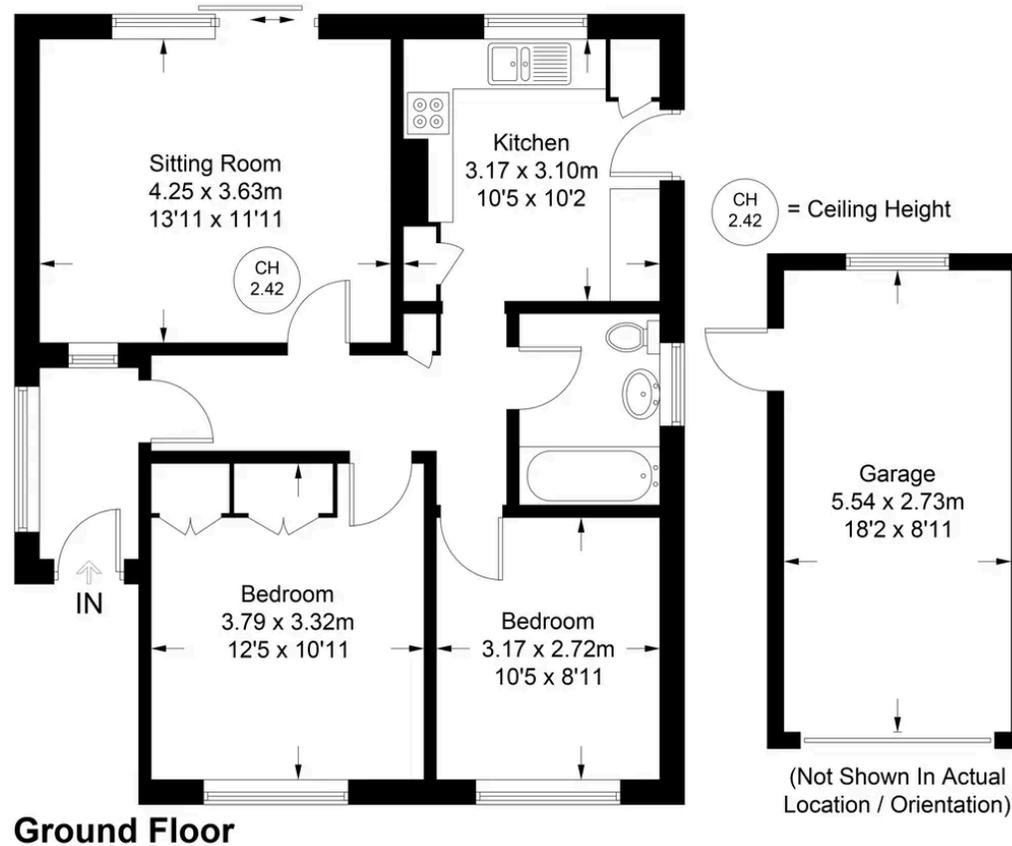
An area of patio leads to the remainder of garden which is laid to lawn with shrub borders. The garden enjoys a sunny southerly aspect and extends to 44' (average) x 39'

### **Garage**

With metal up and over door, door to side, window to rear



Approximate Gross Internal Area = 63.6 sq m / 684 sq ft  
Garage = 15.3 sq m / 165 sq ft  
Total = 78.9 sq m / 849 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 Estate Agents

Swains House, Swains Lane, Flackwell Heath - HP10 9BN

01628 533373

[flackwellheath@robertsonsestateagents.co.uk](mailto:flackwellheath@robertsonsestateagents.co.uk)

[www.robertsonsestateagents.co.uk](http://www.robertsonsestateagents.co.uk)



**Robertsons**