



  
Robertsons  
Estate Services  
FOR SALE

25 Sedgmoor Gardens, Flackwell Heath  
£565,000

  
Robertsons

# 25 Sedgmoor Gardens

Flackwell Heath, High Wycombe

A detached bungalow quietly situated towards the end of this highly sought after cul-de-sac. Entrance hall, Sitting room, Dining room, Conservatory, Two bedrooms, Bathroom, Cloakroom, Gas central heating, Double glazing, Garage and parking, Gardens.

Tenure: Freehold

## Entrance hall

Radiator, three wall light points, access to part boarded loft space, wall thermostat, airing cupboard housing foam clad hot water cylinder and shelved storage

## Sitting room

Fireplace with gas flame effect fire, radiator, window to front

## Kitchen

Fitted with a range of eye and base level units incorporating sink unit with mixer tap and drainer, built in Neff double oven, fitted four ring Neff hob with extractor over, space for fridge, space for freezer, space and plumbing for washing machine, space and plumbing for slimline dishwasher, part tiled walls, window to side and rear, door to Conservatory

## Dining room

Radiator, window to rear





### **Conservatory**

Radiator, built in shelved storage cupboard, doors to garden

### **Bedroom 1**

Radiator, range of fitted wardrobes, window to front

### **Bedroom 2**

Radiator, range of fitted wardrobes, window to rear

### **Bathroom**

White suite comprising panelled bath with Mira shower over, low level W.C., wash hand basin, heated towel rail, part tiled walls, shaver point, window to rear

### **Cloakroom**

Low level W.C., wash hand basin, part tiled walls, wall mounted Worcester gas fired central heating boiler

### **Front garden/Parking**

A driveway provides parking for three cars

### **Garage**

With double doors, light and power, meters and fuses

### **Rear garden**

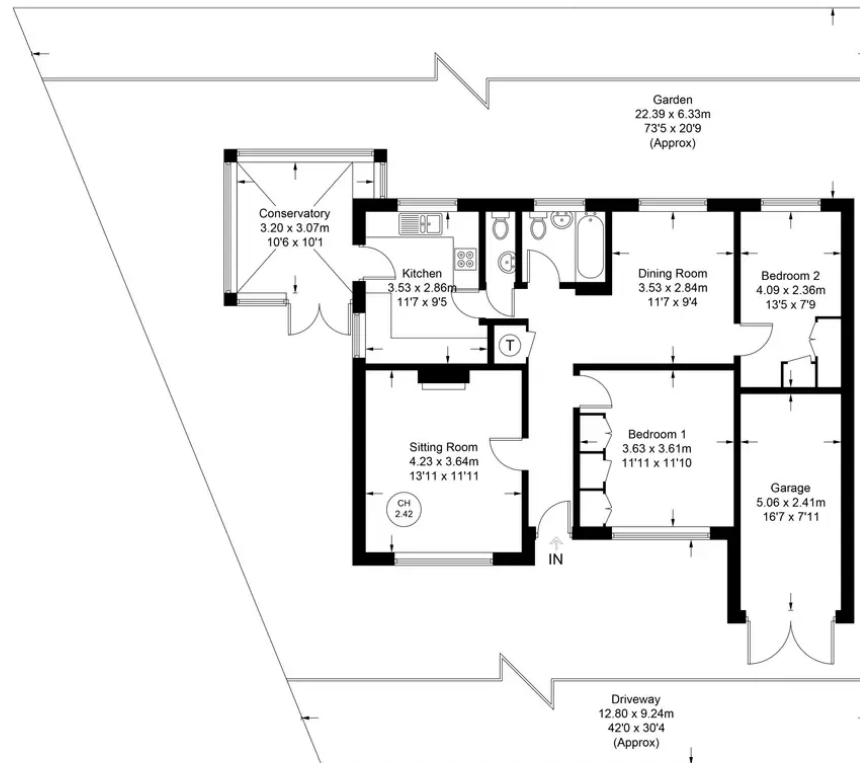
There is an area of paved patio to the side of the property. The remainder is laid to lawn with flower and shrub borders and there is a timber shed with light and power. The garden is enclosed by panelled fencing and extends to 20' x 75'.



Approximate Gross Internal Area  
85.4 sq m / 919 sq ft  
Garage = 12.2 sq m / 131 sq ft  
Total = 97.6 sq m / 1050 sq ft



CH  
2.42 = Ceiling Height



Ground Floor

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

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