



10 Sedgmoor Road, Flackwell Heath  
£685,000





# 10 Sedgmoor Road

Flackwell Heath, Buckinghamshire

An attractive detached family home in this popular road close to local schools and a short walk of the village centre. Entrance hall, Cloakroom, Sitting room, Dining room, Kitchen/Breakfast room, Four bedrooms, Shower room, Gas central heating, Double glazing, Garage & Workshop, Garden room/Office, Landscaped gardens. NO CHAIN. Council Tax band: F

Tenure: Freehold

## Entrance hall

Stairs to first floor, built in cloaks cupboard, window to side

## Cloakroom

Low level W.C., window to side

## Sitting room

Stone built fireplace with fitted gas fire, radiator, bay window to front

## Dining room

Two radiators, door to garden, sliding doors to Kitchen

## Kitchen

Fitted with a range of eye and base level units incorporating sink unit with mixer tap and drainer, space for oven, space for fridge, space and plumbing for slimline dishwasher, built in shelved storage cupboard/larder, fitted seating area, part tiled walls, windows to front and side, door to side/covered lobby







### **Landing**

Access to loft space, built in shelved storage cupboard

### **Bedroom 1**

With a range of fitted wardrobes, radiator, window to front

### **Bedroom 2**

Radiator, sink unit with tiled splash back, window to rear

### **Bedroom 3**

With recessed shelved storage area, radiator, window to front

### **Bedroom 4**

With built in wardrobe, window to side

### **Shower room**

Walk in shower unit with fitted shower, low level W.C., wash hand basin with mixer tap and storage under, radiator, down lighters, part tiled walls, fitted mirrored cupboard, airing cupboard housing foam clad hot water cylinder

### **Front garden**

A driveway provides parking. The remainder is laid to lawn with pretty flower and shrub borders, enclosed by hedging

### **Boiler room**

Space and plumbing for washing machine, wall mounted gas fired central heating boiler

### **Garage & Workshop**

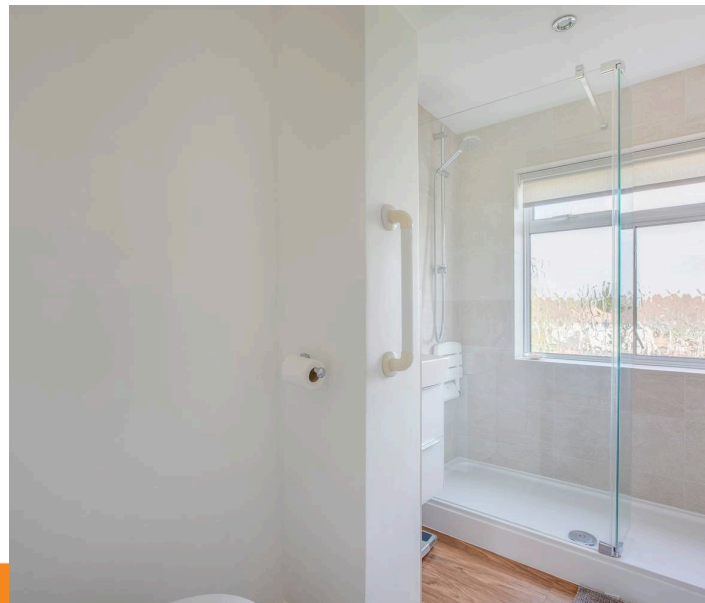
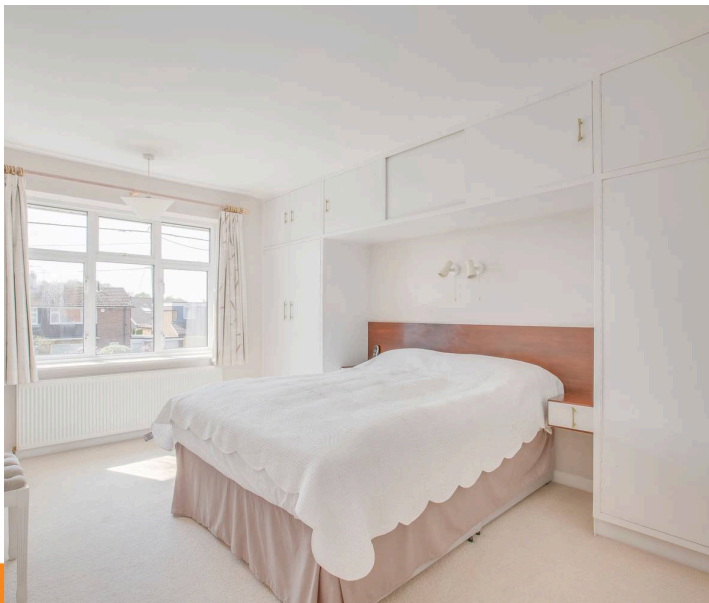
With metal up and over door, gas meter, door to workshop

### **Garden room/Office**

With light and power, windows to rear and side

### **Rear garden**

A good sized area of patio leads to the remainder of garden which is laid to lawn with well stocked flower and shrub borders. All is enclosed by panelled fencing and hedging and extends to 61' x 39'.



Approximate Gross Internal Area  
 Ground Floor = 56.2 sq m / 605 sq ft  
 First Floor = 56.0 sq m / 603 sq ft  
 Outbuildings = 29.7 sq m / 320 sq ft  
 Total = 141.9 sq m / 1528 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.