



65 Heath End Road, Flackwell Heath  
£535,000

# 65 Heath End Road

Flackwell Heath, Buckinghamshire

A detached family home situated within a short walk of the village centre, offered for sale with no upward chain. Entrance hall, Family room/Bedroom 4, Wet room, Sitting room, Dining room, Kitchen, Utility, Three bedrooms, Bathroom, Gas central heating, Double glazing, Garden, Off street parking.

## Entrance hall

Radiator, stairs to first floor with under stairs storage cupboard

## Family room/Bedroom 4

Radiator, window to front

## Wet room

With fitted Mira shower, low level W.C., wash hand basin with tiled splash back, heated towel rail, part tiled walls, down lighters

## Sitting room

With attractive brick built fireplace, radiator, two wall light points, window to front, archway to Dining room

## Dining room

With patio doors to garden, radiator, wall light point

## Kitchen

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, built in Neff double oven, fitted four ring Neff hob with extractor over, space and plumbing for washing machine, built in dishwasher, space for fridge freezer, space for appliance, part tiled walls, concealed wall mounted Potterton gas fired central heating boiler, window to rear





### Utility

Radiator, space for dryer, door to garden

### First floor

#### Landing

Access to loft space, airing cupboard housing foam clad hot water cylinder and shelved storage

#### Bedroom 1

With a range of fitted wardrobes, built in double wardrobe, radiator, window to front

#### Bedroom 2

Built in double wardrobe, radiator, window to rear

#### Bedroom 3

Built in double wardrobe, 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 and tiled splash back, part tiled walls, heated towel rail, tiled flooring, window to rear

#### Front garden/Parking

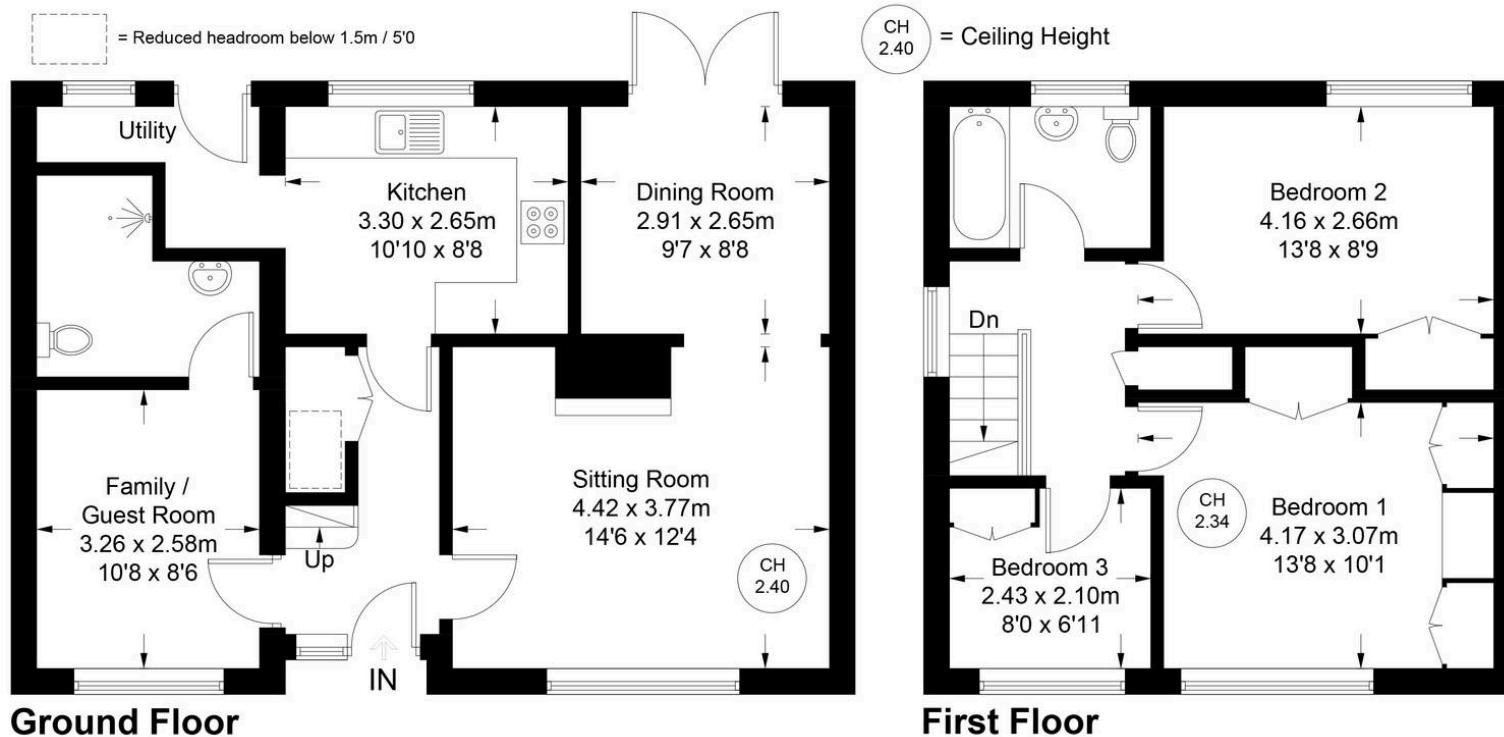
A driveway provides parking for three cars

#### Rear garden

The rear garden is principally laid to lawn with an area of patio. All is enclosed by panelled fencing and extends to x



Approximate Gross Internal Area  
Ground Floor = 60.2 sq m / 648 sq ft  
First Floor = 41.6 sq m / 448 sq ft  
Total = 101.8 sq m / 1096 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**