



6 Heath Lawn, Flackwell Heath

£425,000



# 6 Heath Lawn

Flackwell Heath, High Wycombe

A spacious and well presented four bedroomed family home in this popular village location. Entrance hall, Sitting room, Kitchen/Breakfast room, Shower room, Four bedrooms, Family bathroom, Gas central heating, Double glazing, Front and rear gardens.

Council Tax band: D

Tenure: Freehold

## Entrance hall

Stairs to first floor, radiator, window to front

## Sitting room

Radiator, window to front

## Kitchen/Breakfast room

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, built in Kenwood oven, fitted Smeg four ring gas hob with extractor over, space for American style fridge/freezer, built in washing machine, wall mounted Worcester gas fired central heating boiler, space for table, part tiled walls, radiator, built in under stairs storage cupboard, double doors to garden







### **Shower room**

Shower cubicle housing Aqualisa shower unit, low level W.C., wash hand basin with mixer tap and cupboards under, radiator, heated towel rail, tiled flooring, part tiled walls, window to rear

### **First floor**

#### **Landing**

Access to loft space

#### **Bedroom 1**

With built in wardrobe, airing cupboard housing foam clad hot water cylinder and shelved storage, fitted dressing table, two windows to front

#### **Bedroom 2**

With a range of fitted wardrobes, radiator, two windows to front

#### **Bedroom 3**

Radiator, window to rear

#### **Bedroom 4**

Radiator, window to rear

### **Bathroom**

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

### **Front garden**

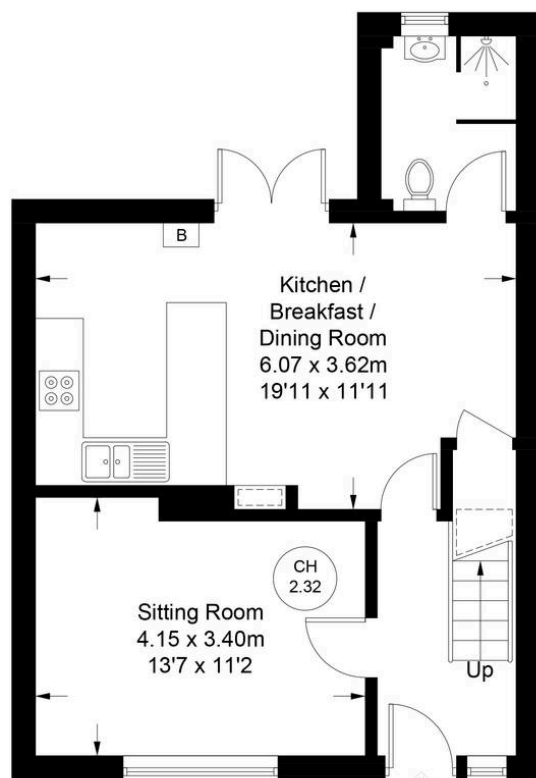
Laid to lawn with well stocked flower and shrub borders. All is enclosed by panelled fencing with gated access.

### **Rear garden**

A paved patio leads to the remainder of garden which is laid to lawn with flower and shrub borders. All is enclosed by panelled fencing and extends to 40'.

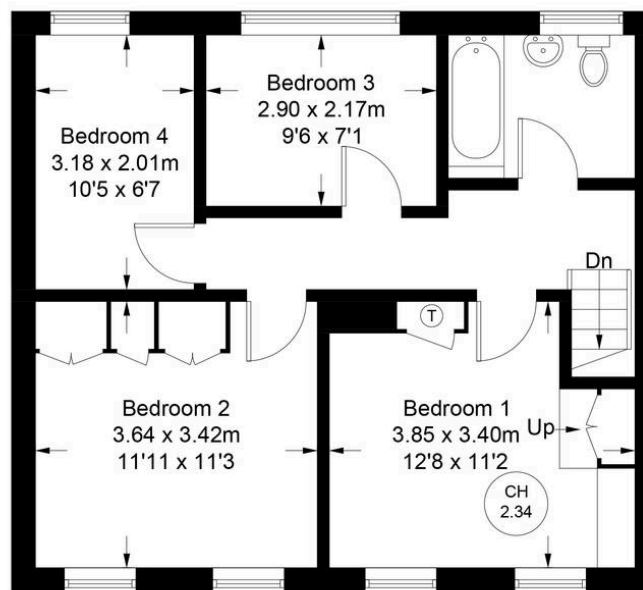


Approximate Gross Internal Area  
 Ground Floor = 44.9 sq m / 483 sq ft  
 First Floor = 50.6 sq m / 545 sq ft  
 Utility / Store = 4.7 sq m / 50 sq ft  
 Total = 100.2 sq m / 1078 sq ft

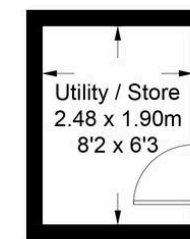


**Ground Floor**

CH 2.32 = Ceiling Height  
 [Dashed Box] = Reduced headroom below 1.5m / 5'0



**First Floor**



(Not Shown In Actual  
 Location / Orientation)

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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