



6 Heath Lawn, Flackwell Heath
£425,000



6 Heath Lawn

Flackwell Heath, High Wycombe

A spacious and well presented four bed roomed 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

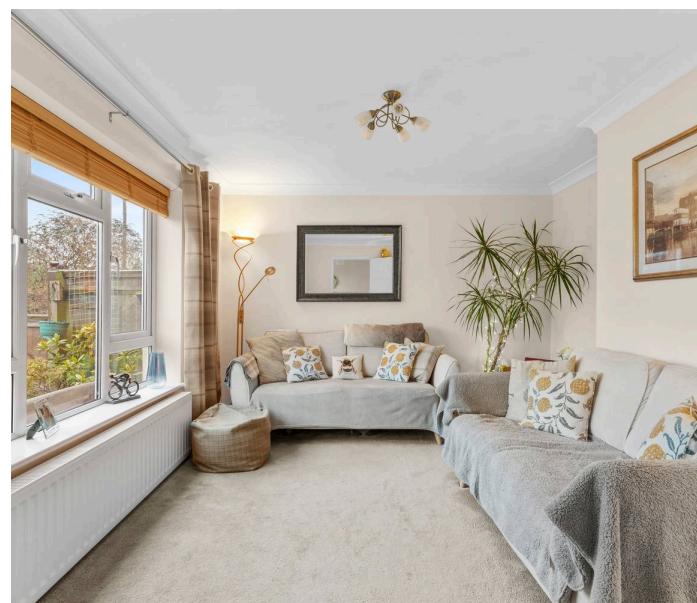
Stairs to first floor, radiator, window to front

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

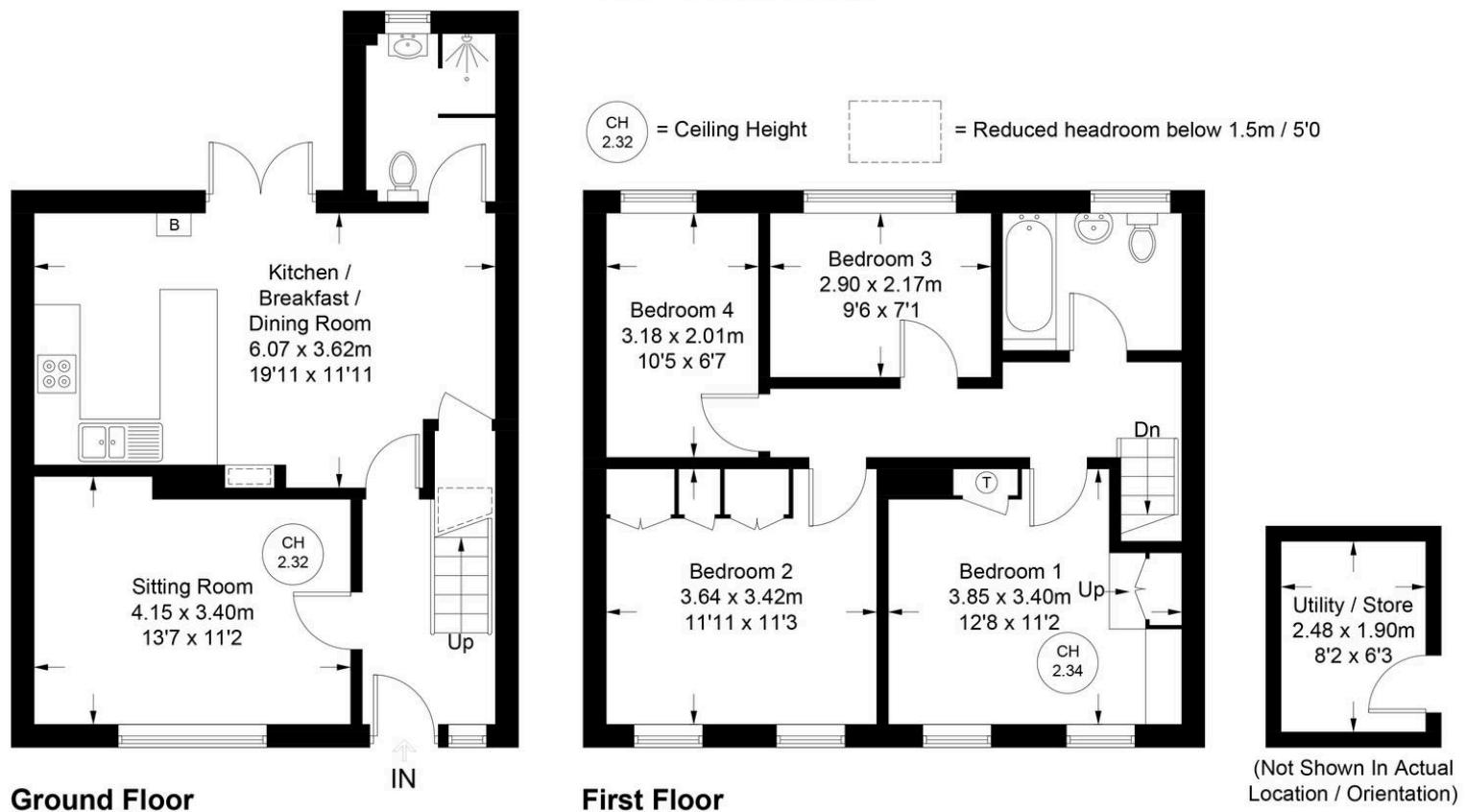
Front garden

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



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.

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