



34 Sedgmoor Gardens
Flackwell Heath

£475,000



Robertsons

34 Sedgmoor Gardens Flackwell Heath Buckinghamshire HP10 9AR

A spacious detached bungalow in this highly sought after cul-de-sac close to the village amenities. Entrance hall, Sitting room, Kitchen/breakfast room, Two bedrooms, Bathroom, Gas central heating, Double glazing, Garage and parking, Rear and side gardens.

Entrance hall

Radiator, access to loft space, down lighters, airing cupboard housing foam clad hot water cylinder and shelved storage, wall thermostat

Sitting room

Fireplace with fitted gas heater, radiator, dimmer switch, window to front

Kitchen/Breakfast room

Fitted with a range of eye and base level units incorporating sink unit with mixer tap and drainer, built in Hoover double oven, space and plumbing for dishwasher, built in washing machine, built in dryer, space for fridge/freezer, built in larder cupboard, space for table, radiator, part tiled walls, wooden worktops, windows to side and rear, door to garden

Bedroom 1

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

Bedroom 2

Radiator, down lighters, window to rear

Bathroom

White suite comprising panelled bath with Mira shower over, low level W.C., wash hand basin, down lighters, tiled walls, tiled flooring, window to rear



Front garden/Parking

A driveway provides parking. The remainder is laid to lawn with flower and shrub borders with gated access.

Garage

With metal up and over door

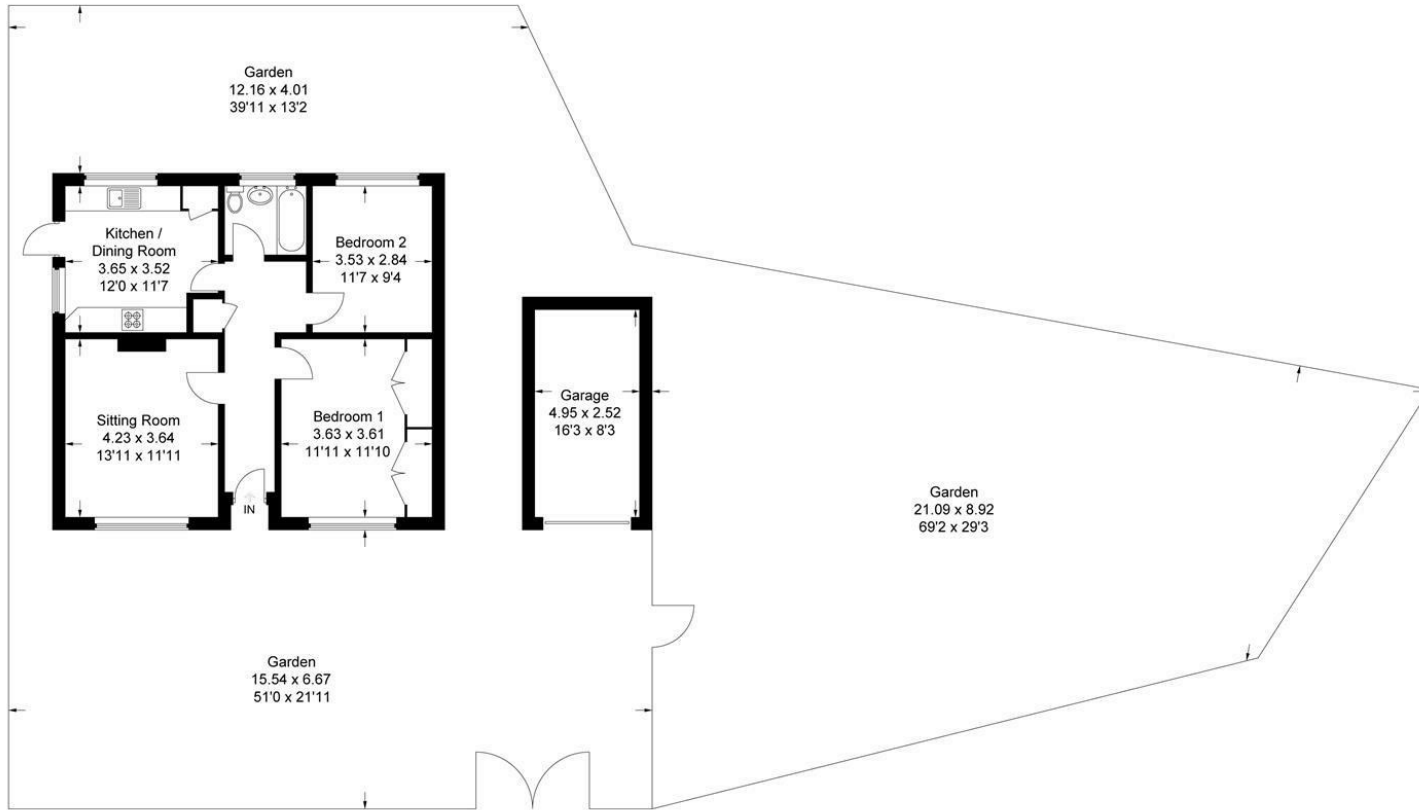
Rear/side gardens

The gardens extend to the rear and side of the property (please see the floor plan for layout and measurements). At the rear an area of decking leads to an area of lawn. The majority of the garden is to the side of the property. It is mostly laid to lawn and enclosed by hedging.



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Approximate Gross Internal Area
 Ground Floor = 68.5 sq m / 737 sq ft
 Garage = 12.6 sq m / 136 sq ft
 Total = 81.1 sq m / 873 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs A (92-100)		Very environmentally friendly - lower CO ₂ emissions A (81-91)	
B (81-91)		B (69-80)	
C (69-80)		C (55-68)	
D (55-68)		D (39-54)	
E (39-54)		E (21-38)	
F (21-38)		F (11-20)	
Not energy efficient - higher running costs G (1-20)		Not environmentally friendly - higher CO ₂ emissions G	
	77		76
	45		43

