



Ashmead 6 Links Way
Flackwell Heath

£995,000



Robertsons

Ashmead 6 Links Way
Flackwell Heath
Buckinghamshire
HP10 9LZ

TAKE THE VIRTUAL TOUR / ONLINE VIEWING ON
RIGHTMOVE OR ONTHEMARKET NOW!

ONLY ONE PLOT REMAINING. AVAILABLE TO VIEW NOW!
A pair of brand new detached houses built to a high
specification in this sought after private road close to the
village centre. Entrance, Cloakroom, Sitting room, Open
plan kitchen/breakfast room with bifold doors to patio and
garden, Utility room, Bedroom 1 with en suite shower
room, Three further bedroom, Family bathroom with
shower, Gas central heating, Double glazing, Gardens,
Garage and ample parking. 10 year ICW new build
warranty.

PLEASE CALL FOR MORE DETAILS.

Specification

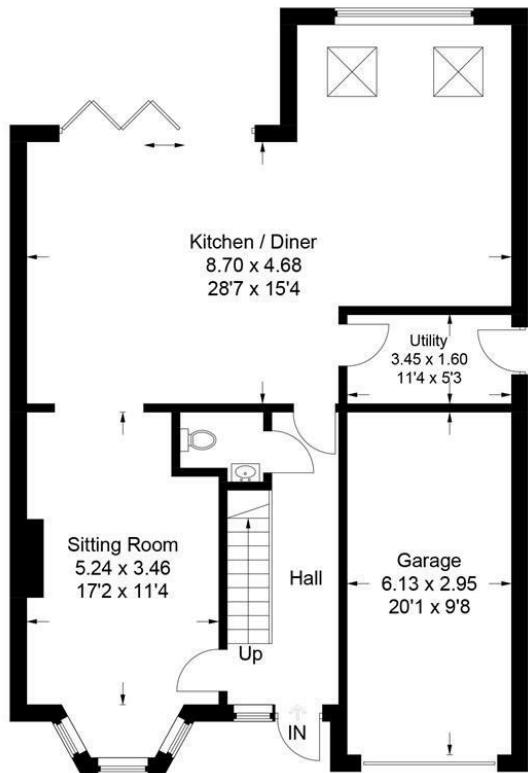
Karndean Herringbone design flooring on ground floor
Cat 5a wiring throughout
USB ports
Oak doors throughout
German Hacker kitchen fitted with Siemens iQ appliances
Fully integrated dishwasher
Two built in ovens - 1 with microwave function
Full size integrated fridge
Full size integrated freezer
Stainless steel extractor
Wood burning fire with oak mantel
German Hacker utility room
Underfloor heating throughout ground floor
Underfloor heating in bathroom and ensuite
Full size rain showers
Large sandstone patio area



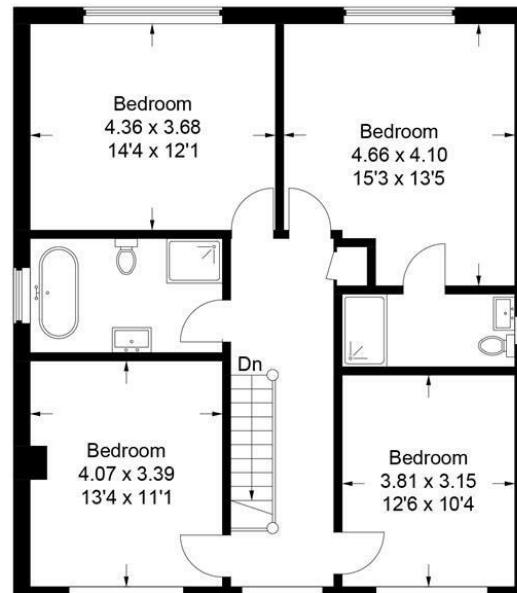


Plot 6, Links Way

Approximate Gross Internal Area
 Ground Floor = 81.6 sq m / 878 sq ft
 First Floor = 87.9 sq m / 946 sq ft
 Garage = 18.1 sq m / 195 sq ft
 Total = 187.6 sq m / 2,019 sq ft



Ground Floor



First 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		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(70-80) C		
(55-69) D		
(38-54) E		
(21-37) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-69) D		
(38-54) E		
(21-37) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Robertsons for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.



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