



Kings Lane
South Heath | Buckinghamshire

£795,000 subject to contract
Freehold



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An excellent opportunity to purchase the deceptively spacious, extended 4 bedroom semi detached house in the highly desirable village of South Heath. The property benefits from a large west facing rear garden backing onto woodland, an open planned kitchen/dining room, cosy sitting room open planned to a conservatory and a study to the ground floor. Offered chain free, this property is ideal for a growing family looking for a large garden and in a pretty countryside location.

- Double glazing
- Oil fired central heating
- Own driveway
- Large west facing rear garden backing onto woodland
- Chain free
- Sole agent

Ground Floor

Entrance hall – Spacious, coat cupboard, radiator, stairs rising to the first floor, solid wood floor.

Downstairs shower room WC – Modern matching white suite comprising corner low flush WC, pedestal wash hand basin, shower cubicle, chrome vertical heated towel rail, extractor fan, storage cupboard, vinyl floor.

Study – Dual aspect, square bay with inset bench set which can be pulled out as a bed, built-in desk unit, shelving, wall cabinets, radiator, fitted carpet.

Utility room – Wood effect worktop, double glazed door to side pedestrian access, oil fired central heating



boiler, plumbing for washing machine, vented for tumble dryer, storage cupboard, spotlights ceramic tiled floor.

Open plan Sitting room/Conservatory

Sitting room – Feature fireplace, radiator, solid wood floor.

Conservatory – Double glazed double doors to the west facing rear garden.

Open plan Kitchen/Dining room

Kitchen – Fitted with a range of matching base units

and wall cabinets, wood effect worktop, inset white sink unit with single drainer, chefs mixer tap, electric hob with extractor hood over, integrated oven, two radiators, integrated dishwasher, breakfast bar/peninsula, display cabinet, open fireplace with a wooden mantelpiece surround, sliding double glazed patio doors to west facing sun terrace and garden, wall lights, spotlights, ceramic tiled floor.

First Floor

Landing – Access to loft via a pull-down ladder, fitted carpet.



Bathroom – Modern matching white suite comprising panelled bath with mixer tap, pedestal wash hand basin, low flush WC, shower cubicle, radiator, wall light, white vertical heated towel rail, vinyl floor.

Bedroom Four – Radiator, fitted carpet.

Bedroom Two - Radiator, fitted carpet.

Principal Bedroom - Radiator, wall lights, fitted carpet.

Bedroom Three - Radiator, fitted carpet.


Outside

Front – Driveway providing off-street parking. No garage.

Rear – West facing, mainly laid to lawn with well stocked flower and shrub borders, backing onto woodlands, large west facing sun terrace, timber shed, outside tap, outside light.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

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