



3 Swains Lane, Flackwell Heath

£400,000



Robertsons

# 3 Swains Lane

Flackwell Heath, High Wycombe

A spacious semi detached home in the heart of the village, offered for sale with no upward chain. Sitting room/Dining room, Kitchen, Bathroom, 3 Bedrooms, Gas central heating, Double glazing, Gardens.

Council Tax band: D

Tenure: Freehold

## Sitting room/Dining room

Two radiators, down lighters, stairs to first floor, built in shelved cupboard, TV point, telephone point, three wall light points, fireplace with fitted modern gas fire

## Dining room

## Kitchen

Fitted with a range of eye and base level units incorporating stainless steel sink unit and drainer, space for oven with extractor over, space for fridge/freezer, space and plumbing for washing machine, space and plumbing dishwasher, tiled splash back, under unit lighting, down lighters, radiator, tiled flooring, window to side, door to garden, door to bathroom

## Bathroom

White suite comprising panelled bath with Triton shower over, low level W.C., wash hand basin, heated towel rail, shelved storage cupboard, airing cupboard housing foam clad hot water cylinder, access to loft space, down lighters, velux window to rear, tiled flooring, window to rear





### **First floor**

#### **Landing**

Access to loft space

#### **Bedroom 1**

Radiator, built in wardrobe, window to front

#### **Bedroom 2**

Radiator, built in wardrobe, window to rear

#### **Bedroom 3**

Radiator, access to loft, window to rear

#### **Front garden**

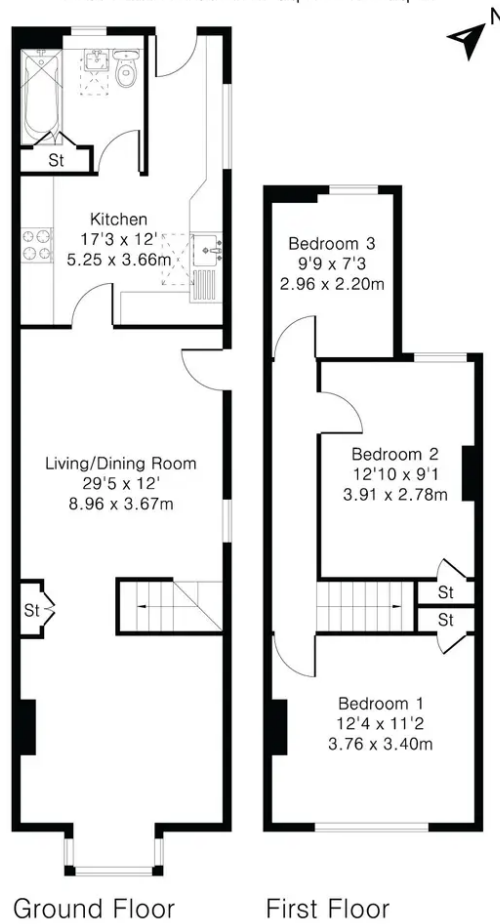
A pathway leads down the side of the property

#### **Rear garden**

A low maintenance garden, enclosed by panelled fencing. The garden extends to 43'.



Approximate Gross Internal Area 980 sq ft – 91 sq m  
Ground Floor Area 577 sq ft – 54 sq m  
First Floor Area 403 sq ft – 37 sq m



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