



6 Northern Woods, Flackwell Heath
£580,000



6 Northern Woods

Flackwell Heath, High Wycombe

A bay fronted semi detached home within walking distance of Juniper Hill School. Entrance hall, Sitting/Dining room, Kitchen, Breakfast room, Cloakroom/Utility room, Three bedrooms, Shower room, Gas central heating, Double glazing, Garage and ample parking, Gardens. NO CHAIN.

Entrance hall

Radiator, stairs to first floor with under stairs storage cupboard, telephone point

Sitting/Dining room

Fireplace with fitted gas flame effect fire, two radiators, dimmer switch, bay window to front, doors to garden

Kitchen

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, built in oven with extractor over, space and plumbing for dishwasher, part tiled walls, built in larder cupboard, window to rear

Breakfast room

Doors to front and rear, radiator

Cloakroom/Utility

Low level W.C., wash hand basin with mixer tap and tiled splash back, cupboard with space and plumbing for washing machine, space for appliance, further fitted storage cupboards, down lighters, window to rear





First floor

Landing

Airing cupboard housing foam clad hot water cylinder and shelved storage, wall thermostat, access to loft space, window to side

Bedroom 1

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

Bedroom 2

Radiator, two double fitted wardrobes, window to rear

Bedroom 3

Radiator, range of fitted storage, window to front

Shower room

Double shower with fitted Aqualisa shower unit, low level W.C., wash hand basin with mixer tap and cupboards under, heated towel rail, part tiled walls, tiled flooring, down lighters, windows to rear and side

Front garden/Parking

A block paved driveway provides ample parking. The remainder is laid to lawn

Rear garden

An area of patio leads to the remainder of garden which is laid to lawn. All is enclosed by panelled fencing and extends to 27' (max.) x 43'

Garage


With up and over door, door to Cloakroom/utility

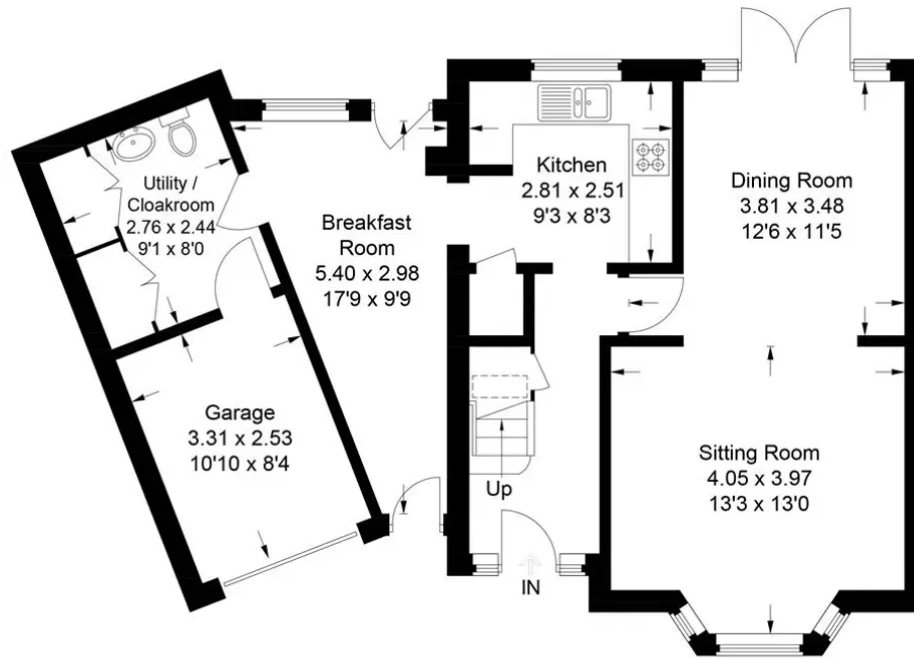


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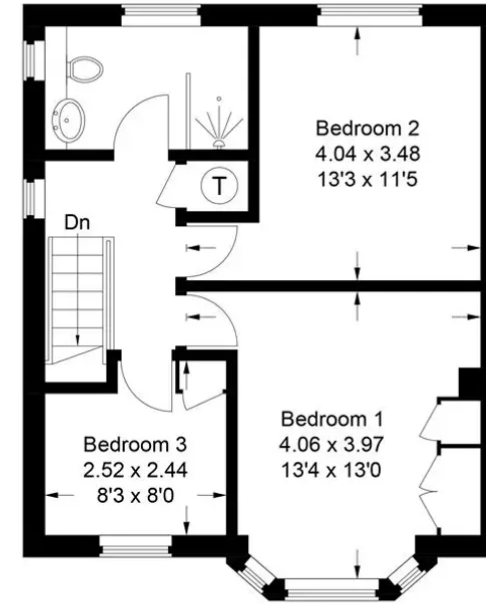
Approximate Gross Internal Area
Ground Floor (Including Garage) = 71.4 sq m / 769 sq ft
First Floor = 43.2 sq m / 465 sq ft
Total = 114.6 sq m / 1,234 sq ft



 = Reduced headroom below 1.5m / 5'0



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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