



12 Chapel Road, Flackwell Heath, HP10 9AA

£1,125,000



12 Chapel Road

Flackwell Heath

A spacious and well appointed detached family home set in a secluded plot close to the village amenities. Entrance hall, Cloakroom, Family room, Sitting room, Dining room, Kitchen/breakfast room, Utility room, Bedroom 1 with en suite shower room, Three further bedrooms, Family bathroom, Gas central heating, Double glazing, Garage and ample parking, Workshop, Large outbuilding with gym area, Attractive gardens.

Council Tax band: G

Tenure: Freehold

Entrance hall

Two radiators, stairs to first floor, wooden flooring, down lighters

Cloakroom

Low level W.C., wash hand basin with mixer tap, window to front

Family room

Radiator, wooden flooring, down lighters, window to front, double doors to Sitting room

Sitting room

Recessed fireplace with cast iron multi fuel burner, two radiators, wooden flooring, sliding patio doors to garden, TV point, telephone point, opening to Dining room

Dining room

Radiator, down lighters, wooden flooring, window to rear



Kitchen/Breakfast room

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap, Quooker instant hot water tap, fitted five ring Neff hob with extractor over, built in Neff oven, built in Neff grill/microwave, space for American style fridge/freezer, built in Neff dishwasher, fitted breakfast bar, space for table, radiator, down lighters, window to front, under floor heating, doors to garden, door to lobby

Lobby

Door to garden, door to garage, door to Utility room

Utility room

Fitted with a range of eye and base level units incorporating stainless steel sink unit with drainer, space and plumbing for washing machine, space for dryer, wall mounted Vaillant gas fired central heating boiler, window to side

First floor

Landing

Window to front

Bedroom 1

Radiator, down lighters, window to front

En suite shower room

Corner shower cubicle housing Grohne shower unit, Low level W.C., wash hand basin with mixer tap and cupboards under, heated towel rail, tiled walls, down lighters, under floor heating, tiled flooring

Bedroom 2

Radiator, airing cupboard housing foam clad hot water cylinder and shelved storage, window to front

Bedroom 3

Radiator, wooden flooring, window to side

Bedroom 4

Radiator, built in wardrobe, down lighters, two windows to rear



Bathroom

White suite comprising panelled bath with mixer tap and shower attachment, low level W.C., wash hand basin with mixer tap and cupboards under, shower cubicle housing Grohne shower unit, under floor heating, tiled flooring, down lighters, heated towel rail, window to rear

Front garden/Parking

With gated entrance. A gravelled driveway provides ample parking. All is enclosed by hedging, offering the house a high degree of privacy.

Garage

With electric up and over door, light and power, fuses and meters, access to loft space

Workshop

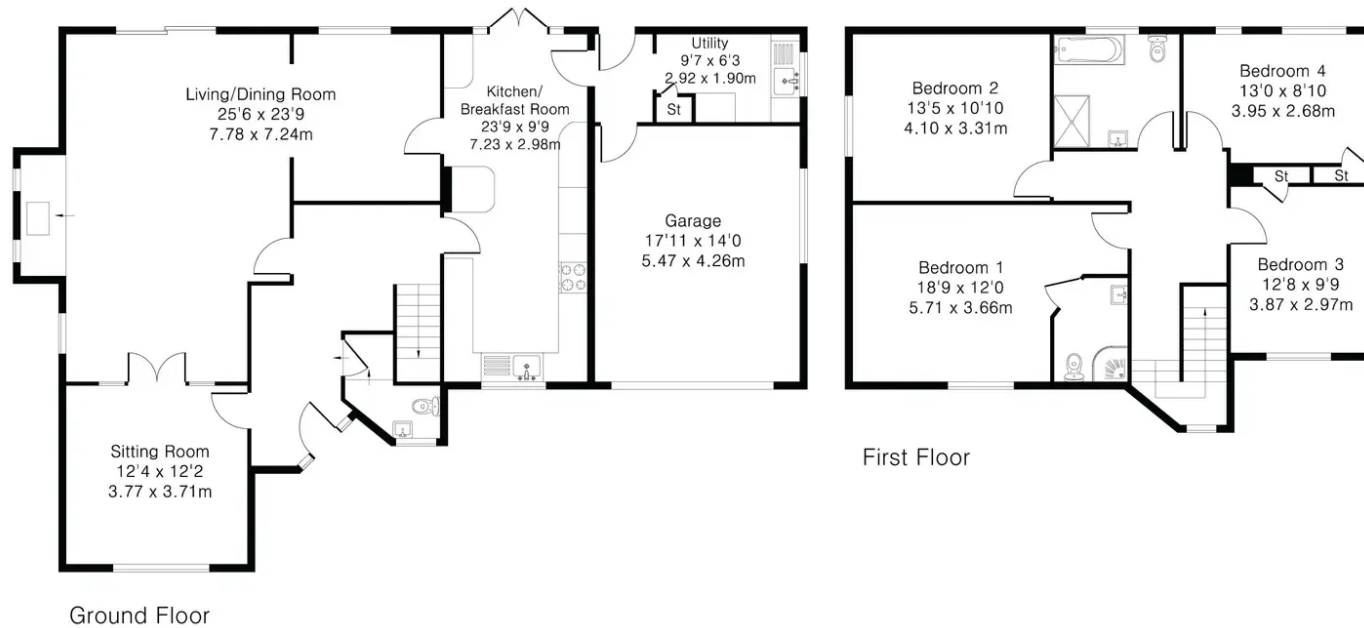
A detached workshop to the side of the house with double doors, light and power

Rear garden

A patio area leads to the remainder of garden which is laid to lawn with well stocked flower and shrub borders. There is a large timber outbuilding with a gym area. All is enclosed by panelled fencing and extends to 54' x 48'.



Approximate Gross Internal Area 2260 sq ft – 210 sq m
Ground Floor Area 1421 sq ft – 132 sq m
First Floor Area 839 sq ft – 78 sq m



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