



46 Buckingham Way, Flackwell Heath

£495,000



Robertsons

# 46 Buckingham Way

Flackwell Heath, High Wycombe

A recently modernised semi detached family home. The property overlooks a small green and is quietly situated in a no through road. Entrance hall, Sitting room, Kitchen/Breakfast room, Utility room, Cloakroom, Three bedrooms, Bathroom, Gas central heating, Double glazing, Off road parking, 76' rear garden. Viewing recommended.

Tenure: Freehold





### **Entrance hall**

Stairs to first floor with understairs storage cupboard, tiled flooring, downlighters, radiator, window to side

### **Sitting room**

Radiator, built in storage, bay window to front

### **Kitchen**

Refitted with a range of eye and base level units incorporating sink unit with mixer tap, built in Zanussi oven, built in Zanussi oven/microwave, Zanussi four ring hob with extractor over, built in wine cooler, built in Zanussi dishwasher, shelved larder cupboard, radiator, tiled flooring, downlighters, central island with seating for three/four people, window to side, double doors to garden

### **Utility room**

Fitted base level unit incorporating stainless steel sink unit with mixer tap and drainer, radiator, windows to side and rear, cupboard with space and plumbing for washing machine and window to side Door to side, windows to rear and side, built in storage cupboard

### **Cloakroom**

Low level W.C., window to front, cupboard housing Worcester gas fired central heating boiler

### **First floor**

#### **Landing**

Access to loft space, downlighters, window to side

#### **Bedroom 1**

With a range of fitted wardrobes, radiator, downlighters, two windows to front

#### **Bedroom 2**

Radiator, downlighters, two windows to rear

#### **Bedroom 3**

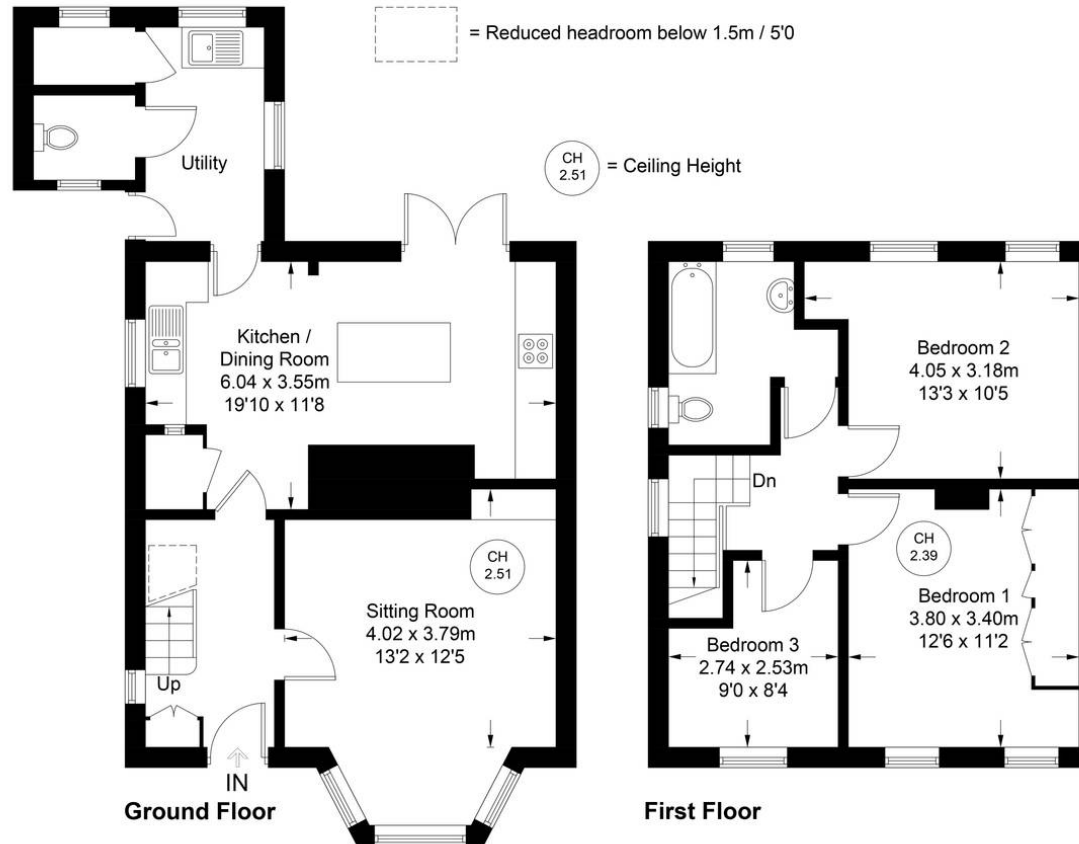
Radiator, window to front

### **Bathroom**

White suite comprising panelled bath with mixer tap



Approximate Gross Internal Area  
Ground Floor = 55.9 sq m / 602 sq ft  
First Floor = 43.2 sq m / 465 sq ft  
Total = 99.1 sq m / 1067 sq ft



Floor Plan produced for Robertsons by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

## Robertsons Estate Agents

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