



3 Northern Woods, Flackwell Heath
£575,000



Robertsons

3 Northern Woods

Flackwell Heath, High Wycombe

A well presented and extended semi detached home dating from 1899 in this popular village location close to Juniper Hill primary school. Sitting/Dining room, Bathroom, Kitchen, Three bedrooms, First floor shower room with W.C., Gas central heating, Double glazing, 75' rear garden, Off street parking. Viewing recommended.

Council Tax band: E

Tenure: Freehold

Sitting/Dining room

With open fireplace, two radiators, stairs to first floor, downlighters, windows to front and side, oak flooring

Inner hall

Oak flooring

Bathroom

White suite comprising panelled bath with mixer tap and Grohe shower over, low level W.C., wash hand basin with mixer tap and storage under, shaver point, radiator, downlighters, part tiled walls, tiled flooring, window to side

Kitchen

Fitted with a range of eye and base level units incorporating sink unit with mixer tap and drainer, built in John Lewis oven and grill, fitted four ring hob with extractor over, built in Hoover dishwasher, built in Hoover washing machine, built in vented tumble dryer, space for fridge/freezer, wooden worktops, Welsh slate tiled flooring, downlighters, radiator, cupboard housing wall mounted Worcester Bosch gas fired central heating boiler, window to rear, door to garden





First floor

Landing

Access to loft space, downlighters

Bedroom 1

With a range of fitted wardrobes, radiator, downlighters, window to rear

Bedroom 2

Radiator, downlighters, window to front

Bedroom 3

Radiator, downlighters, window to side

Shower room

Shower cubicle housing Grohe shower unit, low level W.C., wash hand basin with mixer tap, radiator, part tiled walls, tiled flooring, downlighters

Front garden/Parking

A driveway provides parking for 2/3 cars

Rear garden

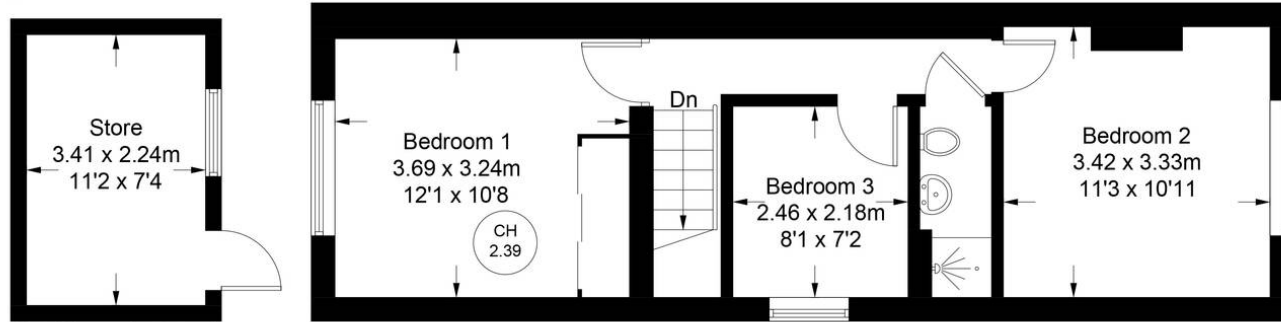
A paved patio leads to the remainder of garden which is laid to lawn. There is a timber shed and a brick built store. All is enclosed by panelled fencing and extends to 75'



Approximate Gross Internal Area
Ground Floor = 49.6 sq m / 534 sq ft
First Floor = 38.7 sq m / 416 sq ft
Store = 7.6 sq m / 82 sq ft
Total = 95.9 sq m / 1032 sq ft

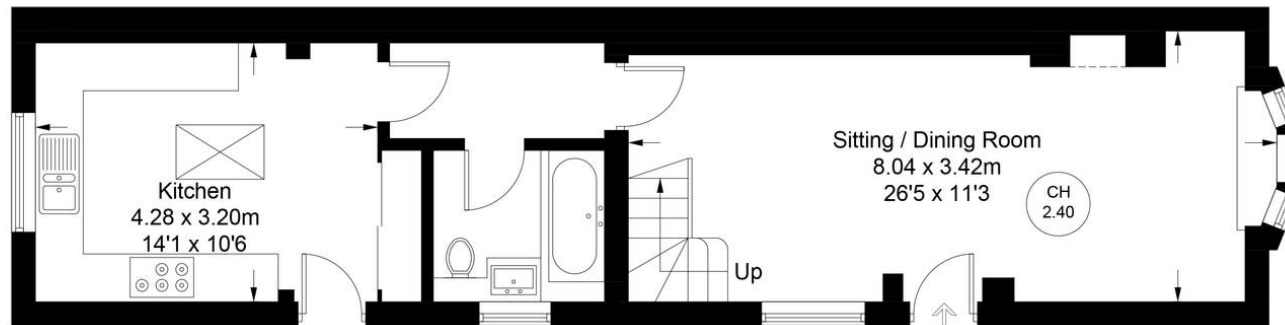


CH
2.40 = Ceiling Height



(Not Shown In Actual Location / Orientation)

First Floor



Ground Floor

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.



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