



35 Whitepit Lane, Flackwell Heath  
£1,150,000





# 35 Whitepit Lane

Flackwell Heath, High Wycombe

A spacious detached family home on the outskirts of the village, which enjoys lovely views over adjoining farmland to the rear. The house sits in a plot of just under a quarter of an acre (0.21 of an acre) and is offered for sale with no upward chain. Entrance porch, Entrance hall, Cloakroom, Sitting room, Dining room, Breakfast room, Conservatory, Family room, Kitchen, Utility room, Bedroom 1 with en suite Bathroom, Bedroom 2 with En suite shower room, Three further first floor bedrooms, Family bathroom, Two second floor bedrooms, Gas central heating, Double glazing, Double garage and ample parking, Gardens.

Council Tax band: TBD

Tenure: Freehold







### **Entrance porch**

Door to Entrance hall

### **Entrance hall**

Radiator, wooden flooring, stairs to first floor with under stairs storage cupboard,

### **Cloakroom**

Low level W.C., wash hand basin with mixer tap and cupboard under, part tiled walls, wooden flooring

### **Sitting room**

Fireplace with cast iron woodburner, two radiators, door to garden, window to front

### **Dining room**

Wooden flooring, radiator, door to Conservatory opening to Breakfast room

### **Breakfast room**

Wooden flooring, Radiator

### **Conservatory**

With tiled flooring, two radiators, double doors to garden

### **Family room**

Wooden flooring, radiator, window to front

### **Kitchen**

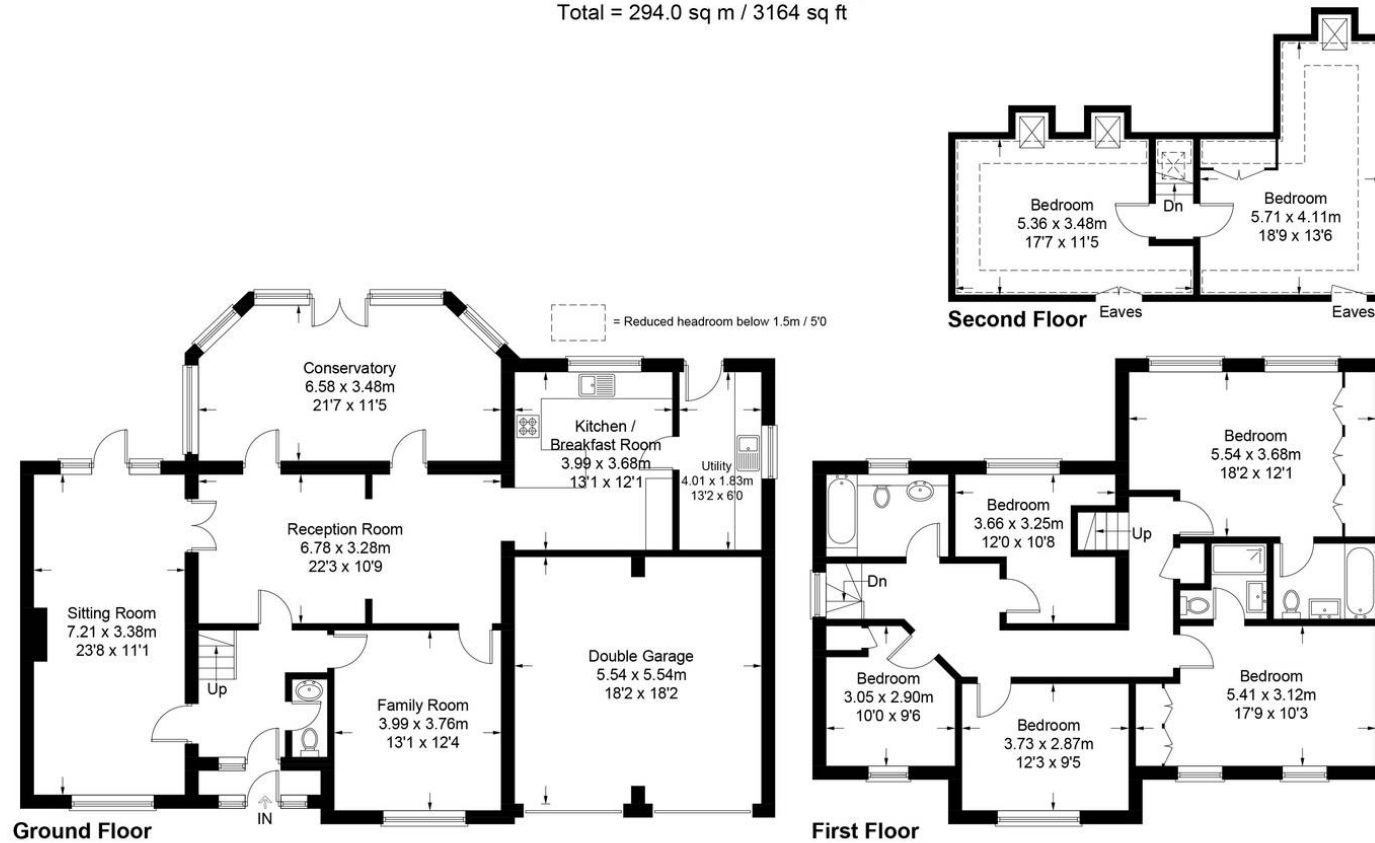
Fitted with a range of eye and base level units incorporating sink unit with mixer tap and drainer, space for range oven with extractor over and tiled splashback, two built in fridge/freezers, built in microwave, downlighters, tiled flooring, radiator, wooden work tops, window to rear

### **Utility room**

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, space for appliance, downlighters, tiled flooring, window to side, door to rear garden, door to garage



Approximate Gross Internal Area  
 Ground Floor = 125.2 sq m / 1347 sq ft  
 First Floor = 97.4 sq m / 1048 sq ft  
 Second Floor = 40.0 sq m / 430 sq ft  
 Double Garage = 31.4 sq m / 338 sq ft  
 Total = 294.0 sq m / 3164 sq ft



Floor Plan produced for Robertsons

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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