



63 Straight Bit, Flackwell Heath  
£625,000



# 63 Straight Bit

Flackwell Heath, High Wycombe

A spacious and well presented four bedroomed semi detached family home located close to the village centre and schools. Entrance porch, Entrance hall, Sitting room, Dining room, Kitchen, Cloakroom, Four bedrooms, Bathroom, Off road parking, 94' rear garden.

## Entrance porch

With tiled flooring

## Entrance hall

Stairs to first floor, radiator

## Sitting room

Fireplace with cast iron woodburner, two radiators, four wall light points, dimmer switch

## Dining room

Radiator, floor mounted gas fired central heating boiler, window to side, opening to Kitchen

## Kitchen

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, built in oven, fitted five ring gas hob with stainless steel splash back and extractor over, space for fridge/freezer, space and plumbing for washing machine, space and plumbing for dishwasher, radiator, part tiled walls, windows to side and rear, door to garden

## Cloakroom

Low level W.C., radiator, wash hand basin with mixer tap and tiled splash back, window to rear







### **First floor**

#### **Landing**

Two radiators, window to front

#### **Bedroom 1**

Radiator, window to rear

#### **Bedroom 2**

Radiator, window to front

#### **Bedroom 3**

Radiator, window to rear

#### **Bathroom**

White suite comprising panelled bath with mixer tap and Mira shower over, low level W.C., wash hand basin with mixer tap and cupboards under, heated towel rail, tiled walls, airing cupboard housing foam clad hot water cylinder and shelved storage, shaver point, window to side

### **Second floor**

#### **Landing**

Access to eaves storage

#### **Bedroom 4**

Radiator, two velux windows to front

#### **Front garden/Parking**

A driveway provides parking for several cars

#### **Rear garden**

An area of patio leads to the remainder of garden which is laid to lawn with well stocked flower and shrub borders. All is enclosed by panelled fencing and extends to 94'.





Approximate Gross Internal Area  
 Ground Floor = 61.4 sq m / 661 sq ft  
 First Floor = 51.6 sq m / 555 sq ft  
 Second Floor = 19.3 sq m / 208 sq ft  
 Total = 132.3 sq m / 1424 sq ft



Floor Plan produced for Robertsons by Media Arcade ©.  
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