



Bramley Cottage, The Common, Flackwell Heath  
£535,000



# Bramley Cottage, The Common

Flackwell Heath, Buckinghamshire

A beautiful character cottage in the village conservation area. The property has been sympathetically extended and fully refurbished, and benefits from a pretty rear garden which extends to 91'. Entrance lobby, Bathroom, Kitchen/Breakfast room with bi folding doors to garden, Sitting room with wood burner, Two double bedrooms, Cloakroom, Gas central heating, Underfloor heating to Kitchen and Bathroom, Double glazing, Ample Storage, Off road parking, Gardens.

## Entrance lobby

Stone tiled flooring, opening to Kitchen

## Bathroom

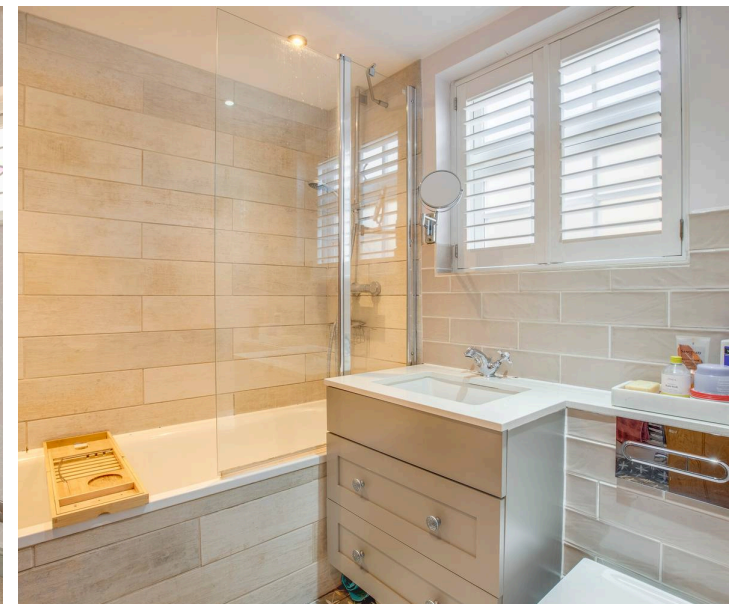
White suite comprising panelled bath with shower over, low level W.C., wash hand basin with mixer tap and cupboards under, part tiled walls, down lighters, heated towel rail, under floor heating, window to side

## Sitting room

Open fireplace with cast iron wood burner, fitted cupboards and shelving, radiator, down lighters, window to front and side, dimmer switch, stairs to first floor, shelved storage cupboard

## Kitchen/Breakfast room

Fitted with a range of eye and base level units incorporating sink unit, built in Bosch oven, built in Bosch oven/microwave/grill, built in Zanussi four ring induction hob with extractor over, built in fridge, built in freezer, space and plumbing for washing machine, built in Bosch dishwasher, Quartz worktops, wall mounted Worcester gas fired central heating boiler, stone tiled flooring, underfloor heating, down lighters, space for table, bi folding doors to garden.







## First floor

### Landing

Access to loft space, dimmer switch

### Bedroom 1

Radiator, down lighters, dimmer switch, windows to front and side

### Bedroom 2

With cast iron fireplace, radiator, dimmer switch, window to front

### Cloakroom

Low level W.C., wash hand basin, heated towel rail, part tiled walls, tiled flooring, down lighters, window to side

### Front garden/Parking

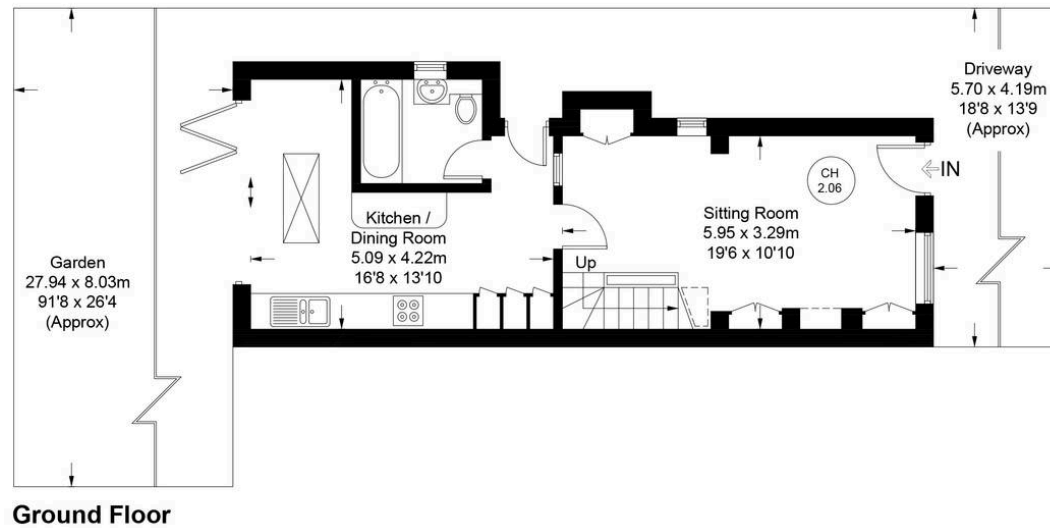
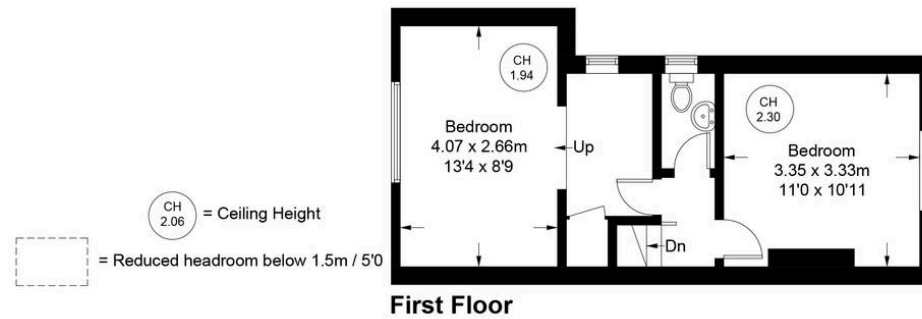
A gravelled driveway provides parking

### Rear garden

A paved patio leads to the remainder of garden which is laid to lawn with well stocked flower and shrub borders. Multiple seating areas provide space for entertaining throughout the day. At rear of the garden is a large play area. This space could be used for a garden room to provide further entertaining space, or a home office / gym. All is enclosed by panelled fencing and mature hedging which provides a high degree of privacy. In all the garden extends to 91' x 26'.



Approximate Gross Internal Area  
 Ground Floor = 41.2 sq m / 443 sq ft  
 First Floor = 30.5 sq m / 328 sq ft  
 Total = 71.7 sq m / 771 sq ft



Floor Plan produced for Robertsons by Media Arcade ©.  
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