



Appleyard, Treadaway Road, Flackwell Heath

£725,000





# Appleyard, Treadaway Road

Flackwell Heath, Buckinghamshire

A spacious three bedroomed semi detached family home built by Berkeley Homes in 1999. The property is situated in the village conservation area and is within a short walk of Flackwell Heath Golf Club. Entrance hall, Cloakroom/W.C., Kitchen/Breakfast room, Utility room, Sitting room, Conservatory, Bedroom 1 with en suite Bathroom, Two further bedrooms, Family Bathroom, Gas central heating, Double glazing, Garage and parking, Gardens.

## Entrance hall

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

## Cloakroom

Low level W.C., wash hand basin with tiled splash back, mirror, radiator, down lighters, window to front

## Kitchen/Breakfast room

Fitted with arrange of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, built in Indesit double oven, fitted four ring Siemens gas hob with extractor over, built in fridge/freezer, built in Neff dishwasher, space for table, radiator, down lighters, tiled flooring, part tiled walls, bay window to front

## Utility room

Stainless steel sink unit with mixer tap and drainer, fitted storage cupboard, space and plumbing for washing machine, space for dryer, space for appliance, radiator, part tiled walls, tiled flooring, door to garage

## Sitting room

With stone built fireplace, wooden flooring, radiator, dimmer switch, double doors to garden, window to rear, doors to Conservatory







### **Conservatory**

Radiator, tiled flooring, two wall light points, double doors to garden

### **Landing**

Radiator, airing cupboard housing hot water cylinder and shelved storage

### **Bedroom 1**

Two radiators, built in double wardrobe, wooden flooring, two windows to rear

### **En suite Bathroom**

White suite comprising panelled bath with mixer tap and shower over, low level W.C., wash hand basin, part tiled walls, wooden flooring, down lighters, shaver point

### **Bedroom 2**

Built in double wardrobe, radiator, wooden flooring, window to front

### **Bedroom 3**

Radiator, wooden flooring, access to loft space, window to front

### **Bathroom**

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

### **Front garden/Parking**

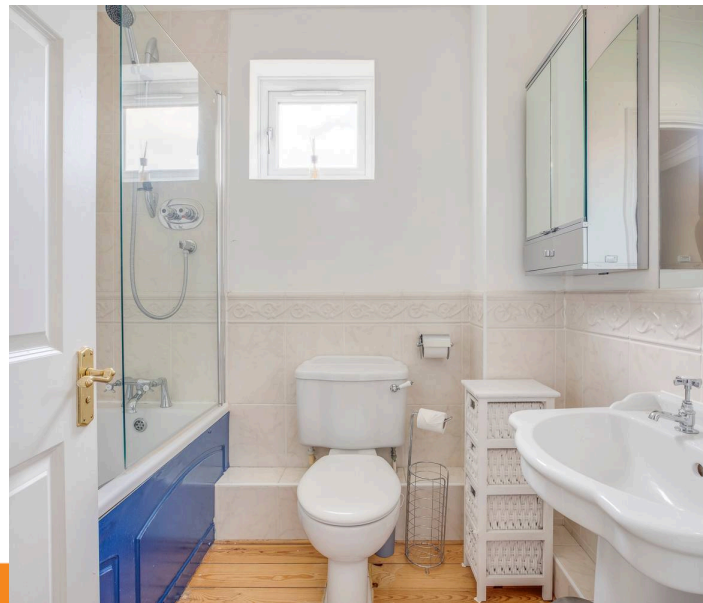
A block paved driveway provides parking for two/three cars

### **Garage**

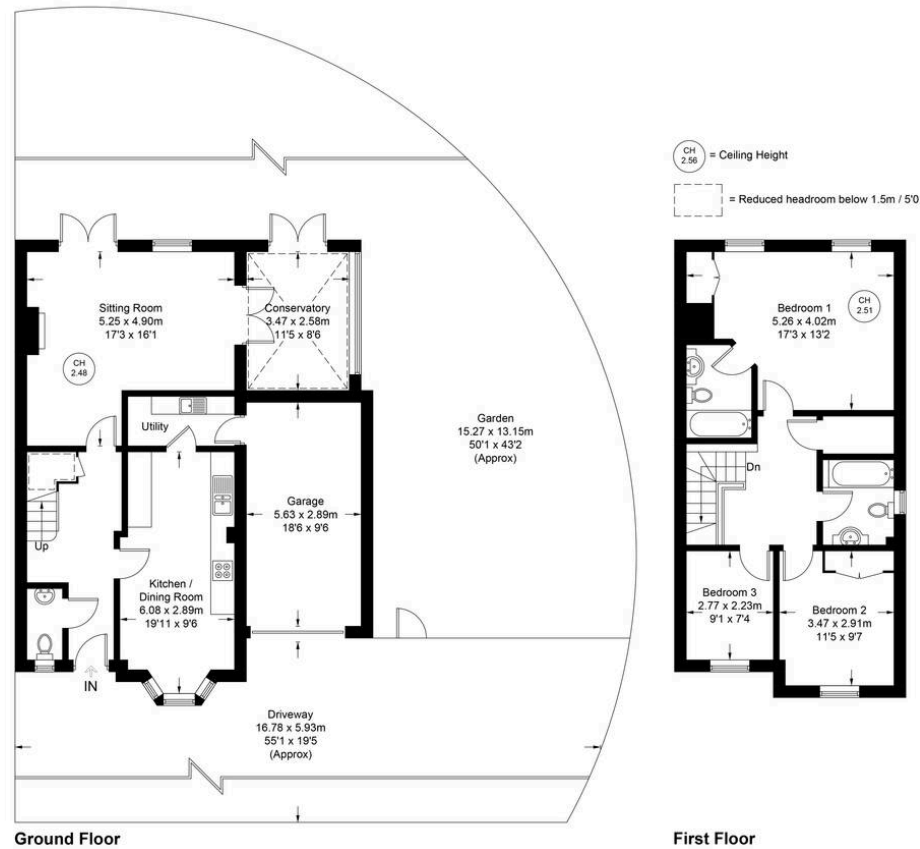
With metal up and over door, light and power, fuses and meters, recently installed Worcester gas fired central heating boiler, door to side garden

### **Rear garden**

A paved patio leads to the remainder of garden which is laid to lawn to rear and side of the property. All is enclosed by hedging and fencing.



Approximate Gross Internal Area  
 Ground Floor = 85.1 sq m / 916 sq ft (Including Garage)  
 First Floor = 55.9 sq m / 602 sq ft  
 Total = 141.0 sq m / 1518 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.