



82 Heath End Road, Flackwell Heath

£700,000



82 Heath End Road

Flackwell Heath, Buckinghamshire

A spacious attached character home with parts dating back to the late 1800's situated within a short walk of the village centre and Carrington Infant and Junior schools. Entrance hall, Cloakroom, Utility room, Conservatory, Kitchen/Breakfast/Dining room, Family room, Study/Bedroom 5, Impressive first floor 24' Sitting room, Five further bedrooms, Bathroom, Shower room, Gas c/h, Double glazing, Garage and parking, Rear gardens.

Entrance hall

Parquet flooring, radiator, stairs to first floor with under stairs storage cupboard, down lighters, windows to front and rear

Cloakroom

Low level W.C., wash hand basin with tiled splash back, radiator, window to side

Inner hall

Tiled flooring, doors to courtyard, door to garage, radiator

Utility room

Fitted with a range of base level units, Belfast sink with mixer tap, wall mounted Potterton gas fired central heating boiler, space and plumbing for washing machine, Megaflo hot water cylinder, tiled flooring, door to side

Kitchen/Breakfast room/Dining room

Fitted with a range of eye and base level units incorporating twin bowl sink unit with mixer tap, space for oven, space and plumbing for dishwasher, down lighters, tiled flooring, radiator, three windows to side, dimmer switch

Conservatory

Tiled flooring, radiator, sliding patio doors to garden, sliding patio doors to courtyard, cupboard housing fuses and meters

Family room

Stairs to first floor, three radiators, cast iron wood burner, down lighters, two windows to rear, doors to garden





Study/Bedroom 5

Radiator, window overlooking garden, stairs to first floor

Landing

Window to side, down lighters

Bedroom 1

Two radiators, built in wardrobe, built in sink, down lighters, window to front and two windows to side

Bedroom 3

Radiator, window to side, fitted sink unit with tiled splash back, shaver point/light

Bathroom

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

Sitting room

Attractive open fireplace, three wall light points, TV point, vaulted ceiling, wooden flooring, picture rail, three windows to side, window to front

Bedroom 4

Radiator, access to loft space, window to side

Shower room

Shower cupboard housing fitted shower unit, low level W.C., wash hand basin, part tiled walls, tiled flooring, Dimplex heater, window overlooking garden

Bedroom 2

Radiator, fitted sink unit, two windows to rear

Bedroom 6

Radiator, window overlooking garden

Front garden/Parking

A driveway provides parking for three/four cars

Garage

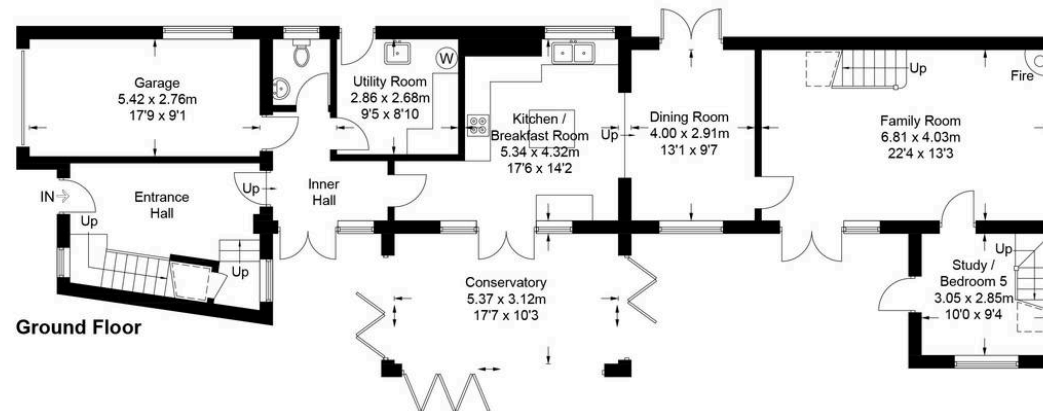
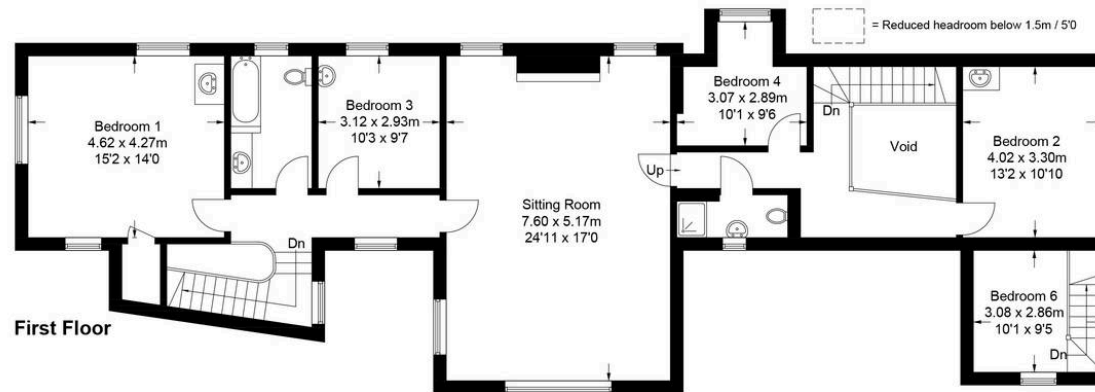
With up and over door, light and power, window to side, door to inner hall

Rear garden

An area of decking leads to the remainder of garden which is laid to lawn with flower and shrub borders. All is enclosed by panelled fencing and extends to 52' (max.) x 53'



Approximate Gross Internal Area
 Ground Floor = 135.4 sq m / 1457 sq ft
 First Floor = 135.9 sq m / 1463 sq ft
 Total = 271.3 sq m / 2920 sq ft
 (Including Garage / Excluding Void)



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.

Robertsons Estate Agents

Swains House, Swains Lane, Flackwell Heath – HP10 9BN

01628 533373

flackwellheath@robertsonsestateagents.co.uk

www.robertsonsestateagents.co.uk

