



7 The Fairway, Flackwell Heath  
£700,000



## 7 The Fairway

Flackwell Heath, Buckinghamshire

An extended detached family home in need of some updating. The house is quietly situated in a cul-de-sac location with stunning views over the adjoining Flackwell Heath golf course. Entrance hall, Cloakroom, Sitting/Dining room, Kitchen, Family room, Four good sized bedrooms, Family bathroom/shower room, Gas central heating, Double glazing, Garage/store, Gardens. NO CHAIN. Council Tax band: F

### Entrance hall

Radiator, stairs to first floor with under stairs storage cupboard, wall thermostat

### Cloakroom

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

### Sitting/Dining room

Stone built fireplace with fitted gas flame effect fire, three radiators, two wall light points, sliding patio doors to garden, window to rear

### Family room

Sliding patio doors to garden, radiator, window to rear

### Kitchen

Fitted with a range of eye and base level units incorporating sink unit with mixer tap and drainer, space for oven, space for fridge/freezer, space and plumbing for dishwasher, part tiled walls, windows to rear and side, door to side, door to garage/store







## **First floor**

### **Landing**

Access to loft space, range of fitted wardrobes, window to front

### **Bedroom 1**

Radiator, picture rail, window to rear with views over the golf course

### **Bedroom 2**

Radiator, picture rail, range of fitted wardrobes, window to rear with views over the golf course

### **Bedroom 3**

Radiator, picture rail, window to rear with views over the golf course

### **Bedroom 4**

With a range of fitted wardrobes, radiator, window to front

### **Bathroom**

Suite comprising panelled bath with mixer tap, low level W.C., wash hand basin with mixer tap, shower cubicle housing Aqualisa shower unit, radiator, shaver point, tiled walls, window to side

### **Front garden/Parking**

A block paved driveway provides parking. The remainder is laid to lawn

### **Garage/Store**

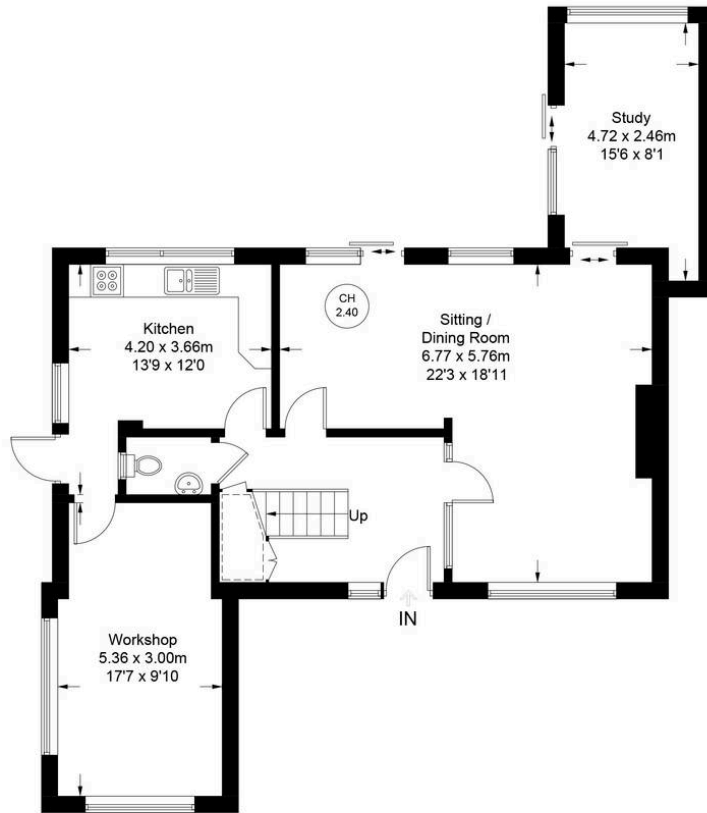
With fuses and meters, wall mounted Vaillant gas fired central heating boiler, windows to front and side, door to kitchen

### **Rear garden**

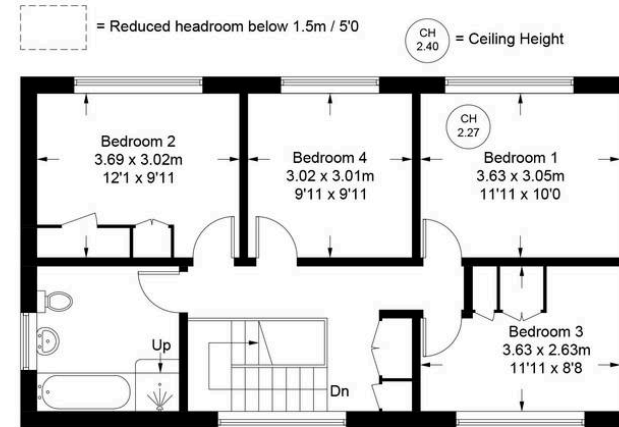
A block paved patio leads to the remainder of garden which is laid to lawn with flower and shrub borders. All is enclosed by panelled fencing and part walled, extending to 36' x 46' (max.)



Approximate Gross Internal Area  
 Ground Floor = 85.1 sq m / 916 sq ft  
 First Floor = 61.8 sq m / 665 sq ft  
 Total = 146.9 sq m / 1581 sq ft



**Ground Floor**



**First Floor**

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.



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