



1 Ragstones, Oakland Way, Flackwell Heath

£415,000



Robertsons

1 Ragstones Oakland Way

Flackwell Heath, High Wycombe

A well presented three bedroom end terrace home being of the largest design within this small development of similar style properties. The property is located on the western edge of the village centre within easy reach of convenient commuter links including Junction 3 M40 (London bound). Living room with log burner, Kitchen/ Breakfast room, Three bedrooms, Bathroom, Small garden area to the rear and side (south westerly facing), laurel hedge enclosed front garden, two allocated parking spaces to the rear, Double glazing, Electric heating. Council Tax band: D

Sitting room

Stairs to first floor with under stairs storage area, storage heater, electric heater, TV point, cast iron log burner, window to front, archway to

Kitchen/Breakfast room

Fitted with a range of eye and base level units incorporating sink unit with mixer tap and drainer, built in Bosch double oven, fitted four ring hob with extractor over, space for fridge freezer, space for slimline dishwasher, built in washing machine/dryer, part tiled walls, space for table, electric heater, window to rear, double doors to garden





Landing

Window to side, airing cupboard housing foam clad hot water cylinder and shelved storage

First floor

Bedroom 1

With a range of fitted wardrobes, electric heater, window to rear

Bedroom 2

Electric heater, window to front

Bedroom 3

Access to loft space, window to front

Bathroom

Refitted white suite comprising pannelled bath with shower over, low level W.C., wash hand basin with mixer tap and cupboards under, part tiled walls, heated towel rail, tiled flooring, window to rear

Parking

Two allocated parking spaces

Rear garden

The garden is paved to the side and rear with flower and shrub borders. There is a timber shed and all is enclosed by panelled fencing and rear gated access

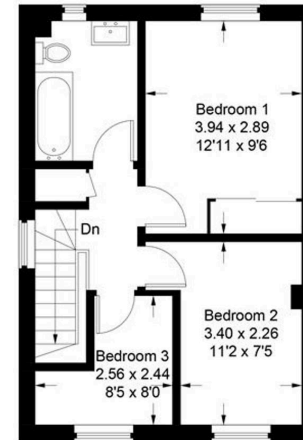


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Approximate Gross Internal Area
Ground Floor = 37.5 sq m / 404 sq ft
First Floor = 37.1 sq m / 399 sq ft
Total = 74.6 sq m / 803 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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