22 Cherrywood Gardens, Flackwell Heath

Guide Price **£775,000**

Robertsons

22 Cherrywood Gardens

Flackwell Heath, High Wycombe

An extended, detached family home which is quietly situated in a cul-de-sac close to the village centre and within the catchment for Carrington Junior school. Entrance hall, Bathroom, Study, Sitting room, Refitted Kitchen/Dining room, Four first floor bedrooms (Bedroom 4 has potential to convert to a Bathroom), Separate W.C., Gas central heating, Double glazing, Garage and parking, Delightful 85' rear garden. NO CHAIN.

Council Tax band: F

Tenure: Freehold

Entrance hall
Radiator, wall thermostat, double doors to Sitting room

Bathroom
Suite comprising panelled bath with mixer tap, shower attachment and Mira shower over, part tiled walls, down lighters, airing cupboard housing foam clad hot water cylinder and shelved storage, window to side

Sitting room
Stone built fireplace with wood burner, radiator, two wall light points, stairs to first floor with under stairs storage cupboard, window to front

Kitchen/Dining room
Refitted with a range of eye and base level units incorporating sink unit with mixer tap, built in Neff oven, fitted four ring Neff hob with extractor over, built in Neff dishwasher, built in fridge, built in freezer, sliding doors to garden, two wall light points, radiator, window to rear, door to side

Study
Under stairs storage cupboard with fuses and meters, wall mounted Potterton gas fired central heating boiler, space and plumbing for washing machine, window to side

First floor

Landing
Access to loft space, window to rear

Bedroom 1
Radiator, door to BALCONY, two wall light points, window to front

Bedroom 2
Radiator, window to rear

Bedroom 3
Radiator, window to front

Bedroom 4/Box room
Radiator, window to rear

Separate W.C.
Low level W.C., down lighter, window to side

Front garden/Parking
A driveway provides parking at the front and side of the house. The remainder is laid to lawn

Garage
With metal up and over door, door to garden, window to rear

Rear garden
An area of patio leads to the remainder garden which is laid to lawn with well stocked flower and shrub borders. The garden is enclosed by panelled fencing and extends to 85'.

Approximate Gross Internal Area
Ground Floor = 68.9 sq m / 742 sq ft
First Floor = 45.8 sq m / 493 sq ft
Garage = 14.4 sq m / 155 sq ft
Total = 129.1 sq m / 1390 sq ft

Ground Floor **First Floor**

Floor Plan produced for Robertsons by Media Arcade Ltd ©.
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/

Robertsons