



17 Ring Road, Flackwell Heath
£450,000



Robertsons

17 Ring Road

Flackwell Heath, Buckinghamshire

A semi detached family home in this popular village location. The house has a good sized garden and offers scope to extend (subject to the usual permissions). Entrance hall, Sitting/Dining room, Kitchen, Utility room, Three bedrooms, Bathroom, Gas central heating, Double glazed, Off road parking, 58' rear garden.

Council Tax band: D

Tenure: Freehold

Entrance hall

Stairs to first floor, radiator, wall thermostat, small alcove besides stairs that can be used for when using computer

Sitting/Dining room

With 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 with extractor over, space and plumbing for washing machine, space and plumbing for dishwasher, wall mounted Vaillant gas fired central heating boiler, radiator, shelved storage cupboard, part tiled walls, two windows to front, door to Utility room

Utility room

Fitted with a range of eye and base level units, space for dryer, space for American style fridge/freezer, window to side, door to side



**First floor****Landing**

Window to front, access to loft space

Bedroom 1

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

Bedroom 2

Radiator, dimmer switch, windows to rear and side

Bedroom 3

Radiator, window to front

Bathroom

White suite comprising panelled bath with mixer tap and shower attachment, low level W.C., wash hand basin with mixer tap, corner shower cubicle housing rainfall shower unit, tiled walls, tiled flooring, heated towel rail, window to front

Front garden/Parking

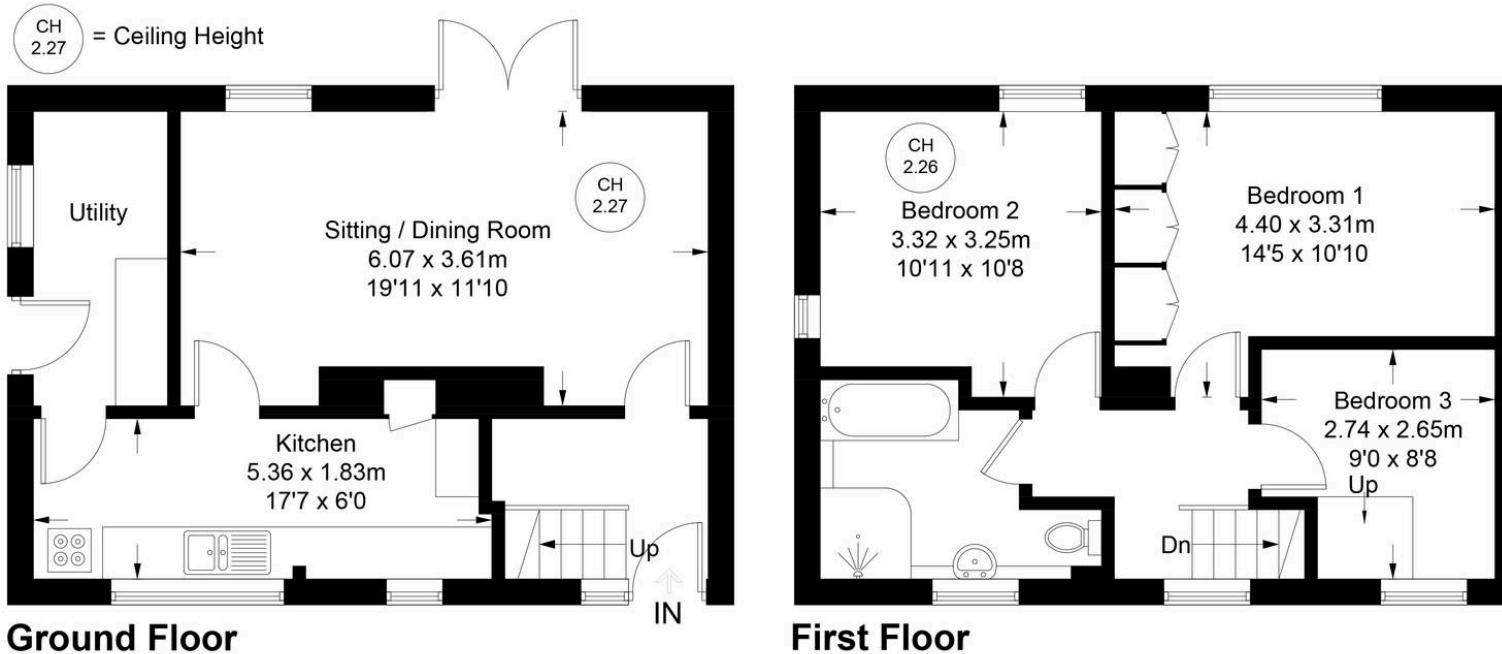
A block paved driveway provides parking for several cars

Rear garden

A paved patio leads to the remainder of garden which is laid to lawn with flower and shrub borders. There is a timber shed, outside electric socket and a greenhouse. All is enclosed by panelled fencing and hedging. The garden enjoys a sunny south westerly aspect and extends to 58' x 29'.



Approximate Gross Internal Area
Ground Floor = 43.0 sq m / 463 sq ft
First Floor = 42.1 sq m / 453 sq ft
Total = 85.1 sq m / 916 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.