



17 Wood Lane Close, Flackwell Heath

£500,000



17 Wood Lane Close

Flackwell Heath, High Wycombe

A semi detached bungalow quietly situated in a popular cul-de-sac close to the village centre. Entrance hall, Sitting room, Kitchen, Garden room, Two ground floor bedrooms, Refitted bathroom, First floor bedroom with cloakroom, Gas central heating, Double glazing, Garage and parking, Attractive garden.

Council Tax band: E

Tenure: Freehold





Entrance hall : Radiator, stairs to first floor, down lighters

Sitting room : Attractive fireplace, two radiators, down lighters, window to front

Kitchen : Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drinking water tap, space for oven, space and plumbing for washing machine, space for fridge, wall mounted Worcester gas fired central heating boiler, part tiled walls, airing cupboard housing foam clad hot water cylinder and shelved storage, window to side, door to Garden room

Garden room : Door to side, window to rear

Bathroom : Refitted white suite comprising roll top bath with mixer tap and shower attachment, low level W.C., wash hand basin with mixer tap and cupboard under, part tiled walls, tiled flooring, down lighters, window to side

Bedroom 1 : Down lighters, radiator, window to rear, under stairs storage area

Bedroom 2 : Radiator, window to front

First floor

Bedroom 3 : Radiator, eaves storage, windows to front and rear

Cloakroom : Low level W.C., wash hand basin, window to rear

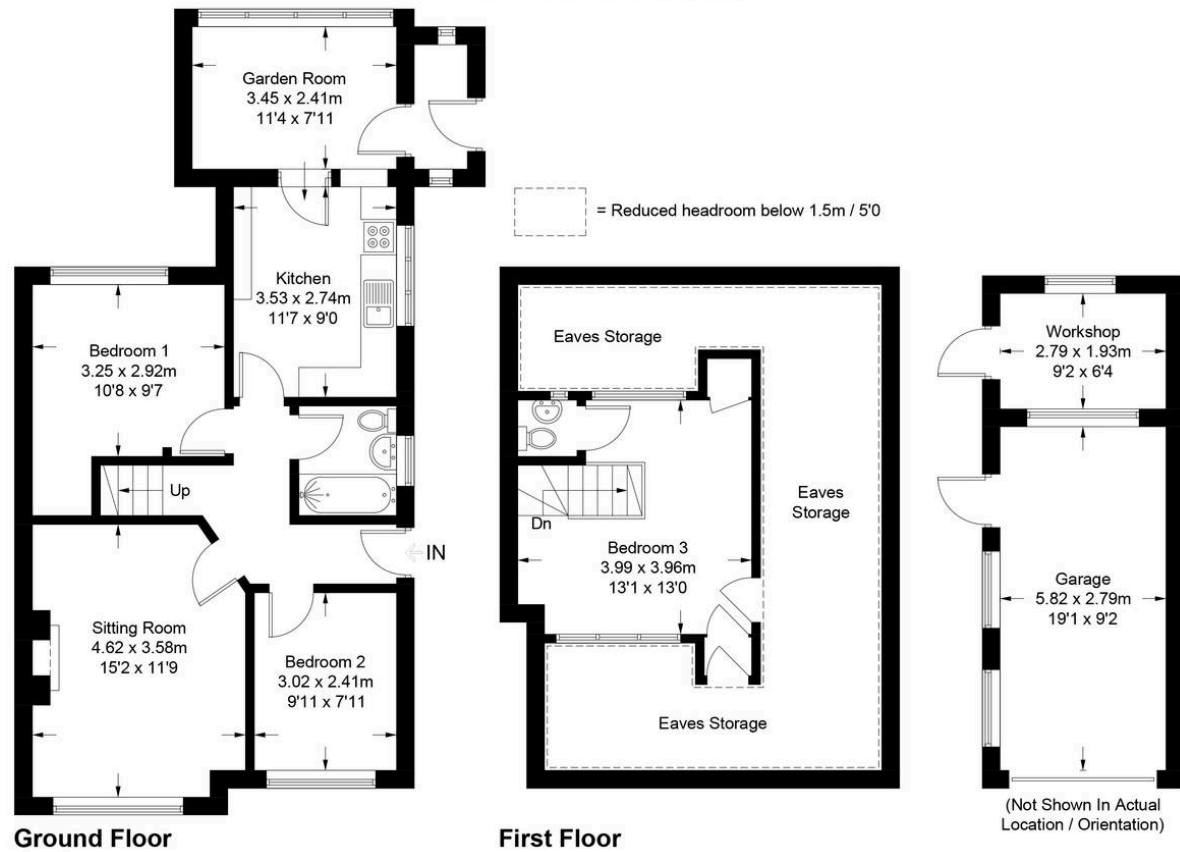
Front garden/Parking : A block paved driveway provides parking for two cars. The remainder is laid too lawn with flower and shrub borders

Garage : With metal up and over door, door to side

Rear garden : An area of patio leads to the remainder of garden which is laid to lawn with a summer house and a home office/studio. All is enclosed by panelled fencing, brick walling and hedging, extending to 33' x 55' (max.).



Approximate Gross Internal Area = 118.2 sq m / 1273 sq ft
 (Including Eaves Storage)
 Garage = 16.2 sq m / 175 sq ft
 Outbuilding = 5.3 sq m / 58 sq ft
 Total = 139.6 sq m / 1506 sq ft



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.

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