



15 Magpie Close, Flackwell Heath  
£735,000



# 15 Magpie Close

Flackwell Heath, Buckinghamshire

An attractive and spacious detached family home situated in this quiet cul-de-sac location. Entrance hall, Cloakroom, Sitting room, Dining room, Conservatory, Study, Refitted Kitchen, Bedroom 1 with refitted en suite shower room, Three further bedrooms, Refitted Family bathroom, Gas central heating, Double glazing, Double garage and parking, Gardens.

## Entrance hall

Radiator, stairs to first floor, built in cloaks cupboard

## Cloakroom

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

## Sitting room

Open fireplace with marble effect surround and hearth, radiator, Tv point, three wall light points, telephone point, window to front, double doors to Dining room

## Dining room

Radiator, sliding door to garden

## Conservatory

Doors to garden

## Study

Radiator, window to rear

## Kitchen

Refitted with a range of eye and base level units incorporating sink unit with mixer tap and drainer, built in oven, fitted four ring hob with extractor over, space for fridge/freezer, space and plumbing for washing machine, radiator, part tiled walls, window to rear, sliding patio doors to garden







## **First floor**

### **Landing**

Access to loft space, airing cupboard housing foam clad hot water cylinder fitted with immersion and shelved storage, built in storage cupboard, window to front

### **Bedroom 1**

With built in wardrobes, radiator, window to front

### **En suite shower room**

Refitted suite comprising shower cubicle with fitted shower unit, low level W.C., wash hand basin, part tiled walls, radiator, window to side

### **Bedroom 2**

Radiator, window to rear

### **Bedroom 3**

Radiator, window to front

### **Bedroom 4**

Radiator, built in wardrobes, window to rear

### **Bathroom**

Refitted white suite comprising panelled bath with mixer tap and shower attachment, low level W.C., wash hand basin with mixer tap, tiled walls, shaver point, radiator, window to rear

### **Front garden/Parking**

A driveway provides parking. The remainder is laid to lawn with beds and borders

### **Rear garden**

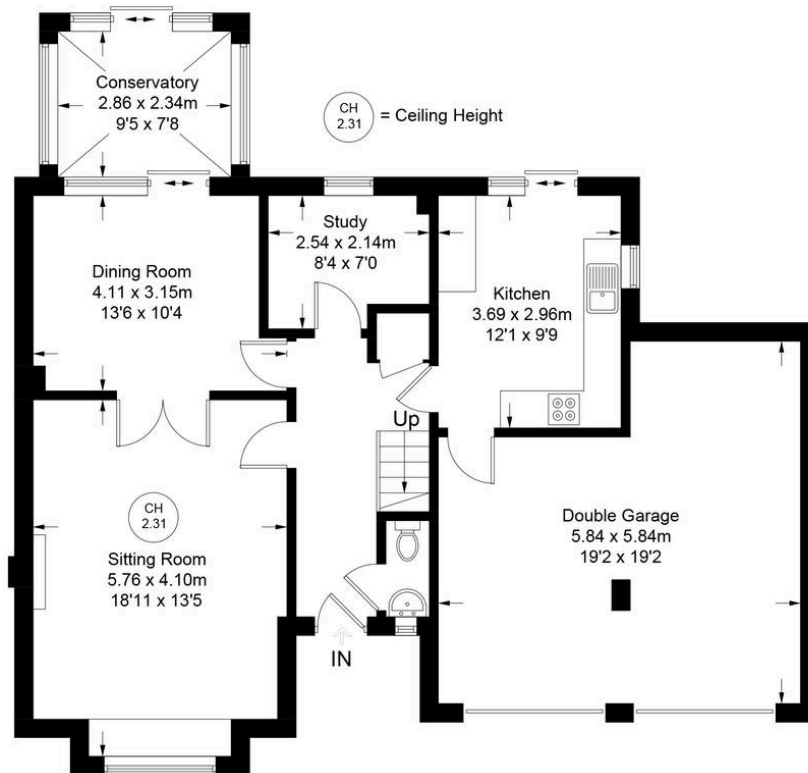
A paved patio leads with steps upto an area of lawn with flower and shrub borders. All is enclosed by panelled fencing and extends to 44'

### **Double garage**

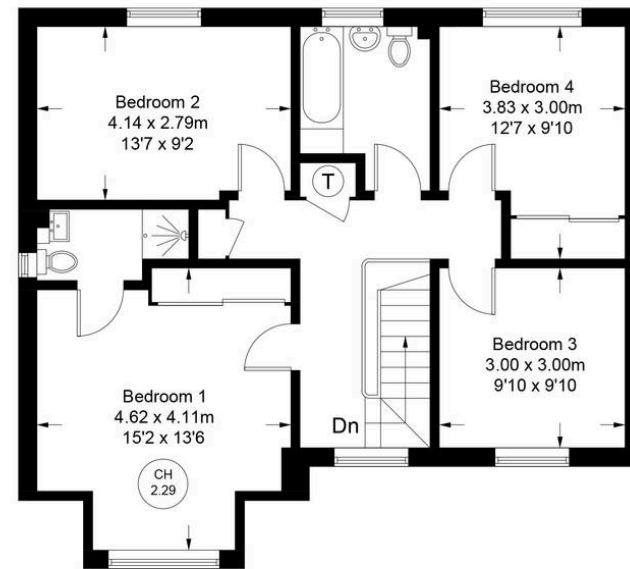
With metal up and over doors, light and power, door to kitchen



Approximate Gross Internal Area  
 Ground Floor = 101.9 sq m / 1097 sq ft (Including Double Garage)  
 First Floor = 69.6 sq m / 749 sq ft  
 Total = 171.5 sq m / 1846 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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