



14 Swains Lane, Flackwell Heath

£650,000



Robertsons

14 Swains Lane

Flackwell Heath, High Wycombe

A spacious, detached chalet bungalow which is conveniently situated close to the village centre. The property is offered for sale with no onward chain. Entrance hall, Sitting/Dining room, Family room, Kitchen/Breakfast room, Shower room, Two first floor bedrooms, Separate cloakroom, Gas central heating, Double glazing, 58' rear garden, Garage and ample parking.

Council Tax band: E

Tenure: Freehold

Entrance hall

Stairs to first floor with under stairs storage cupboard, radiator, airing cupboard housing foam clad hot water cylinder and shelved storage

Sitting/Dining room

Fireplace with tiled hearth and fitted electric fire, radiator, dimmer switch, two windows to front, three windows to side

Kitchen/Breakfast room

Fitted with a range of eye and base level units incorporating sink unit with mixer tap and drainer, built in double oven, fitted four ring Bosch four ring gas hob with extractor over, space and plumbing for washing machine, space for fridge/freezer, cupboard housing wall mounted Worcester gas fired central heating boiler, space for appliance, shelved larder cupboard, radiator, window to rear, door to garden





Family room

With double doors to garden, radiator, two windows to side

Shower room

Shower cubicle housing fitted shower unit, low level W.C., wash hand basin with mixer tap, heated towel rail/radiator, tiled walls, two windows to side

First floor

Landing

Access to loft space, window to side, eaves storage cupboard, two wall light points

Separate cloakroom

Low level W.C., wash and basin with mixer tap, tiled walls, window to side

Bedroom 1

Two built in double wardrobes, range of fitted cupboards, radiator, eaves storage cupboards, window to rear

Bedroom 2

Built in double wardrobe, eaves storage cupboard with fuses and electric meter, radiator, window to front

Front garden/Parking

A block paved driveway provides parking for several cars

Garage

with metal up and over door, door to garden, two windows to side, window to rear

Rear garden

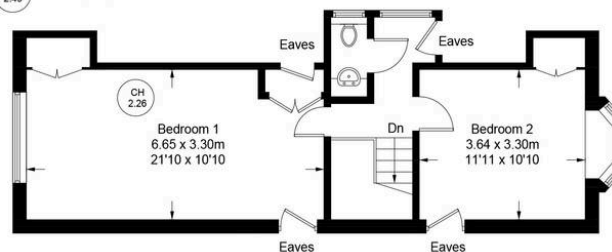
An area of patio leads to the remainder of garden which is laid to lawn with well stocked flower and shrub borders. All is enclosed by panelled fencing and mature hedging. There is a greenhouse and a timber shed. The garden extends to 58' x 35'



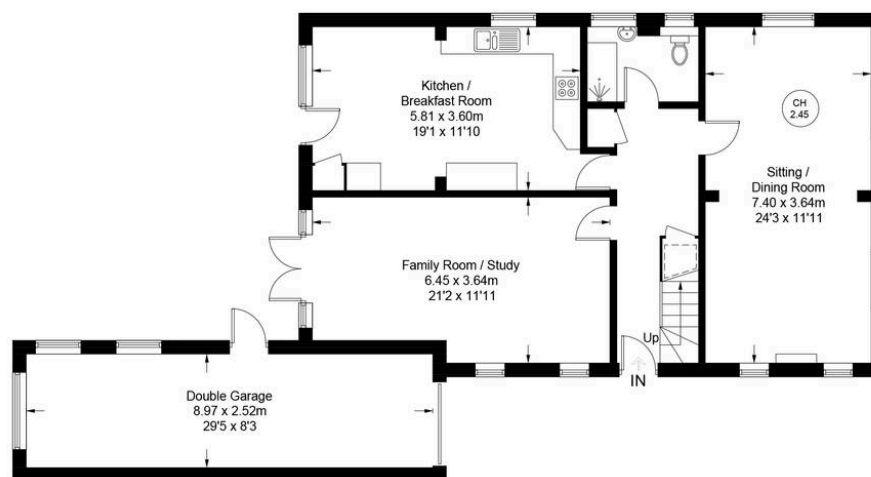
Approximate Gross Internal Area
 Ground Floor = 90.0 sq m / 969 sq ft
 First Floor = 45.3 sq m / 488 sq ft
 Double Garage = 22.5 sq m / 242 sq ft
 Total = 157.8 sq m / 1699 sq ft



CH 2.45 = Ceiling Height



First Floor



Ground 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.



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