

11a Woodside Avenue, Flackwell Heath

£675,000

Robertsons

11a Woodside Avenue

Flackwell Heath, High Wycombe

A detached family home, offered for sale with no upward chain, in this popular and quiet cul-de-sac. The property is situated within a short walk of Juniper Hill school and offers scope to enlarge subject to the usual permissions. Entrance hall, Cloakroom, Study, Sitting/Dining room, Kitchen, Four double bedrooms, Recently refitted shower room, Gas central heating, Double glazing, Garage and Utility room, Garden.

Council Tax band: F

Tenure: Freehold

Entrance hall
Stairs to first floor, radiator

Cloakroom
Low level W.C., wash hand basin with mixer tap and cupboards under, heated towel rail, part tiled walls, tiled flooring, fitted mirror, window to side

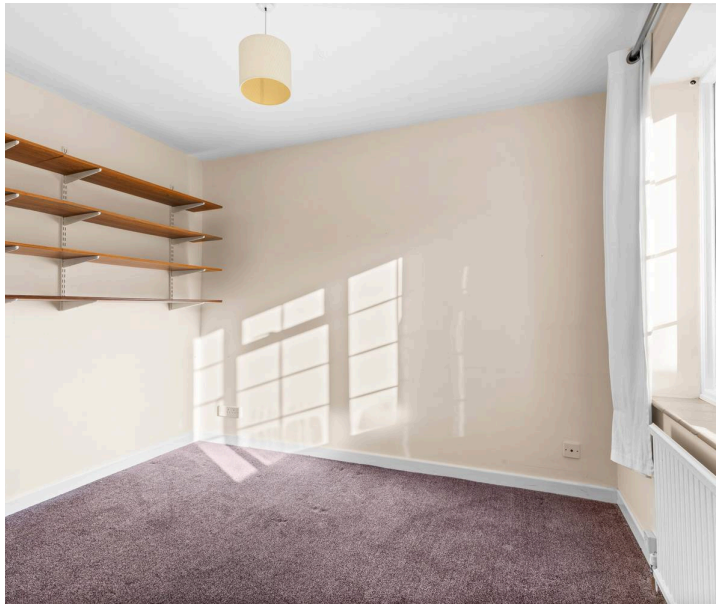
Study
Radiator, dimmer switch, window to front

Sitting/Dining room
Stone built open fireplace, three wall light points, two radiators, door to garden, window to front, two windows to rear

Kitchen
Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, built in Hygena double oven, fitted four ring gas hob with extractor over, space for fridge, cupboard housing Worcester gas fired central heating boiler, part tiled walls, window to rear, door to covered lobby

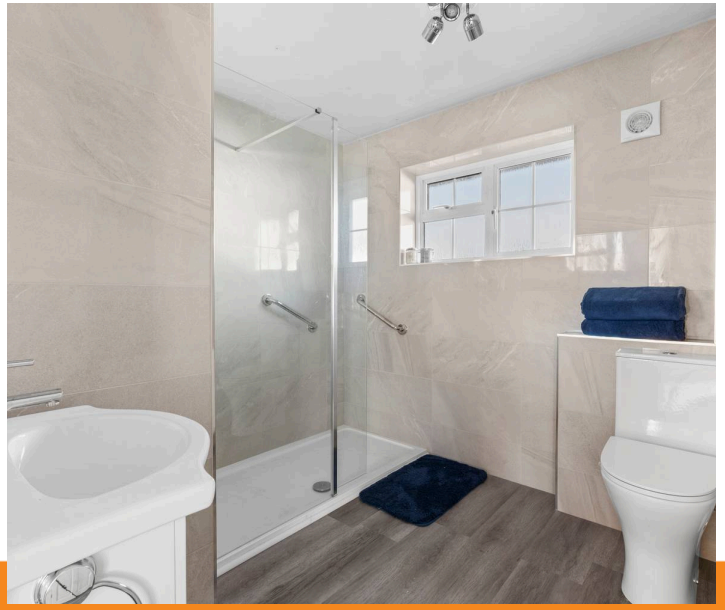












First floor

Landing
Access to loft space, airing cupboard housing foam clad hot water cylinder and shelved storage, window to front

Bedroom 1
With a range of fitted wardrobes, dressing table, radiator, window to front

Bedroom 2
Built in double wardrobe, radiator, window to front

Bedroom 3
With built in double wardobe, radiator, window to rear

Bedroom 4
With a range of fitted wardrobes, dressing table, radiator, window to rear

Shower room
Recently refurbished bathroom with a walk in cubicle fitted with a power shower unit, low level W.C., wash hand basin, tiled walls, window to rear

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

Garage
With wooden double doors, fitted storage cupboards, fuses and and meters, light and power, door to lobby

Utility room
Belfast sink, space and plumbing for washing machine, space for freezer, electric heater, tiled splash back, window to rear

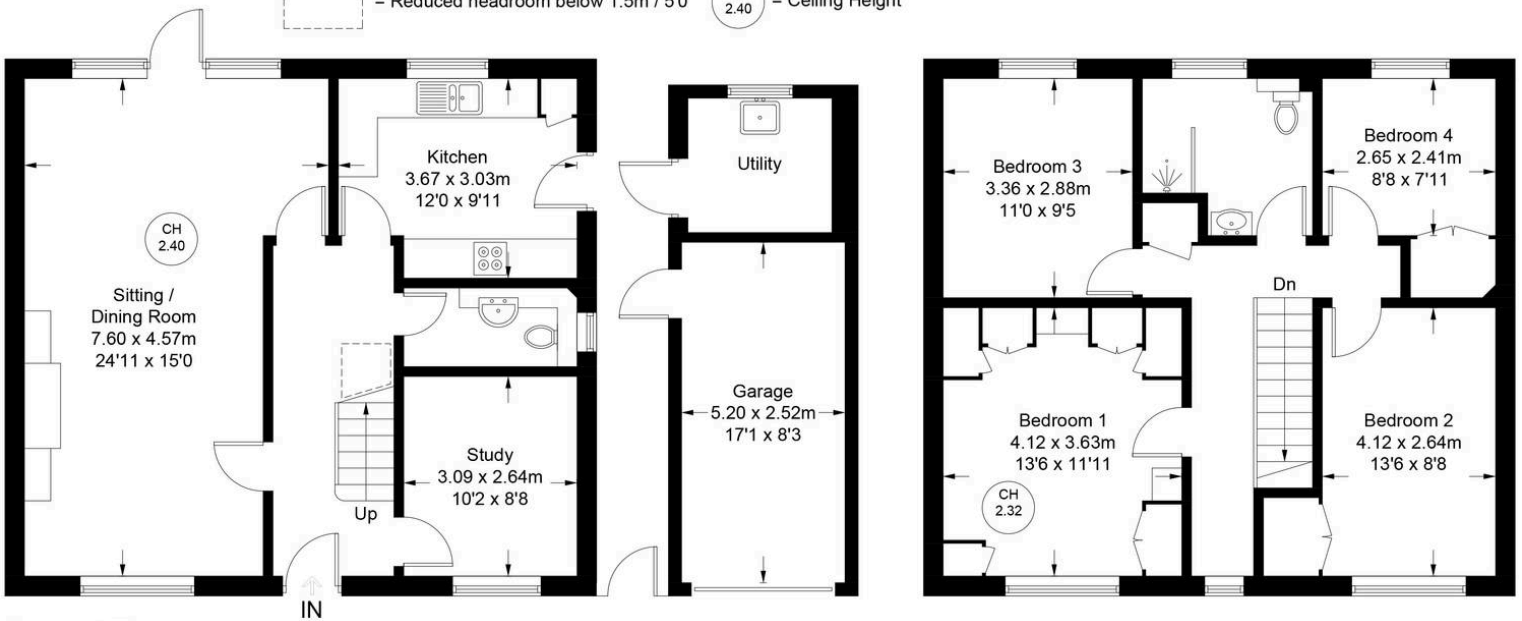
Rear garden
A paved patio leads to the remainder of garden which is laid to lawn with flower and shrub borders including a pear and apple tree. All is enclosed by panelled fencing and extends to 27'x 49' with a garden shed and gated side access.

Approximate Gross Internal Area
Ground Floor = 64.6 sq m / 695 sq ft
First Floor = 17.6 sq m / 189 sq ft
Garage / Utility = 64.2 sq m / 691 sq ft
Total = 146.4 sq m / 1575 sq ft

N

= Reduced headroom below 1.5m / 5'0

CH 2.40 = Ceiling Height



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.

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