



60 Ring Road, Flackwell Heath
£510,000



60 Ring Road

Flackwell Heath, High Wycombe

An extended four bedroom semi detached family home which backs onto woodland in this highly sought after village. Entrance porch, Entrance hall, Sitting room, Kitchen/Breakfast room, Family room/Dining room, Cloakroom, Bedroom 1 with en suite Bathroom, Three further bedrooms, Bathroom, Gas central heating, Double glazed, Parking, 143' rear garden with outbuildings. Council Tax band: D | Tenure: Freehold

Entrance porch

Tiled flooring, shelved storage cupboard with space for dryer, window to front

Entrance hall

Stairs to first floor, radiator, window to side

Sitting room

Radiator, window to front

Kitchen/Breakfast room

Fitted with a range of eye and base level units incorporating sink unit with mixer tap and drainer, built in Neff double oven, fitted four ring hob Neff induction hob with Neff extractor over, space for fridge/freezer, space and plumbing for dishwasher, space and plumbing for washing machine, space for appliance, tiled splash back, radiator, breakfast bar with seating for three, down lighters, window to rear, opening to Family room

Family room/Dining room

Radiator, down lighters, doors to garden, window to rear

Lobby

With under stairs storage cupboard with fuses and meters, door to side

Cloakroom

Low level W.C., wash hand basin with tiled splash back, radiator, cupboard housing wall mounted Ideal gas fired central heating boiler and shelved storage, window to side





First floor

Landing

Stairs to second floor, down lighters, window to side

Bedroom 2

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

Bedroom 3

With built in double wardrobe, radiator, built in storage cupboard, radiator, window to rear

Bedroom 4

Radiator, window to front

Shower room

Shower cubicle housing Triton rainfall shower, low level W.C., wash hand basin with cupboards under, tiled walls, heated towel rail, airing cupboard housing hot water cylinder and shelved storage, window to rear

Second floor

Landing

Velux window to front, storage area, down lighters

Bedroom 1

Radiator, down lighters, eaves storage cupboards, dual aspect room with large dormer window to rear and two Velux windows to front

En suite Bathroom

White suite comprising panelled bath with shower over, low level W.C., wash hand basin with tiled splash back, heated towel rail, part tiled walls, window to rear

Front garden/parking

A driveway provides parking for two cars

Rear garden

A paved patio leads to the remainder of garden which is laid to lawn with a further raised patio area. There are three timber outbuildings. All is enclosed by panelled fencing with rear gated access to the woods. The garden extends to 143' (max.)



Approximate Gross Internal Area
 Ground Floor = 55.1 sq m / 593 sq ft
 First Floor = 41.2 sq m / 443 sq ft
 Second Floor = 30.0 sq m / 323 sq ft
 Store / Workshop = 26.4 sq m / 284 sq ft
 Total = 152.7 sq m / 1643 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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