



5 The Fairway, Flackwell Heath

£785,000



5 The Fairway

Flackwell Heath, High Wycombe

Occupying a prime position overlooking Flackwell Heath golf course! An extended detached family home offered for sale for the first time in nearly forty years. Entrance porch, Study, Entrance hall, Sitting/Dining room, Family room, Kitchen/Breakfast room, Utility room, Principal bedroom with en suite shower room, Three further bedrooms, Family Bathroom/shower, Gas central heating, Double glazing, Garage and parking, Gardens.

Council Tax band: F Tenure: Freehold

Entrance porch : Tiled flooring, window to side

Study : Radiator, windows to front and side

Entrance hall : Stairs to first floor with under stairs storage cupboard, radiator, built in cloaks cupboard, wall thermostat

Cloakroom : Low level W.C., wash hand basin with tiled splash back

Sitting/Dining room : Brick built fireplace, four wall light points, two radiators, dimmer switches, window to front

Family room : Two radiators, doors to garden, dimmer switch, windows to rear and 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 Neff four ring hob with extractor over, built in fridge/freezer, built in John Lewis dishwasher, part tiled walls, tiled flooring, radiator, window to rear Breakfast area- Fitted breakfast bar with seating for two/three people, tiled flooring, part tiled walls, window to front, door to Utility room





Utility room : With a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, wall mounted gas fired central heating boiler, gas and electric meters and fuses, door to Garage

First floor

Landing : Access to loft space, window to front

Bedroom 1 : With a range of fitted wardrobes, radiator, window to rear with views over the golf course

En suite shower room : Walk in shower with fitted rainfall shower unit, low level W.C., wash hand basin with mixer tap and cupboards under, heated towel rail, tiled flooring, tiled walls, down lighters

Bedroom 2 : Radiator, dimmer switch, window to rear with views over the golf course

Bedroom 3 : Radiator, dimmer switch, window to rear with views over the golf course

Bedroom 4 : Radiator, window to front

Family Bathroom : White suite comprising panelled bath with mixer tap and shower attachment, low level W.C., wash hand basin with mixer tap, shower cubicle housing rainfall shower, heated towel rail, tiled walls, down lighters, window to side

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

Garage : With metal and over door, light and power, window to side, door to Utility room

Rear garden : A patio to the rear and side leads to an area of lawn with raised flower and shrub borders. All is enclosed by panelled fencing and part walled garden, extending to 36' (max.) x 42'.



Approximate Gross Internal Area
 Ground Floor = 109.2 sq m / 1175 sq ft (Including Garage)
 First Floor = 72.7 sq m / 782 sq ft
 Total = 181.9 sq m / 1957 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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