



25 Whitepit Lane, Flackwell Heath

Guide Price £550,000



Robertsons

## 25 Whitepit Lane

Flackwell Heath, High Wycombe

A detached bungalow in an enviable position backing onto farmland. The property is in need of modernisation and offers scope for enlargement/development. Entrance hall, Sitting room, Dining room, Kitchen, Sun room/Utility room, Two bedrooms, Shower room, Gas central heating, Double glazing, 85' rear garden, Garage and parking for two/three cars. NO CHAIN. Council Tax band: F

Tenure: Freehold



### Entrance hall

Radiator, access to loft space

### Sitting room

Tiled fireplace, radiator, bay window to side, two windows to side

### Dining room

Built in storage cupboards, airing cupboard housing foam clad hot water cylinder with shelved storage





### **Kitchen**

Fitted with a range of fitted eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, built in Bosch oven, fitted four ring hob with extractor over, built in whirlpool dishwasher, space for fridge/freezer, wall mounted gas fired central heating boiler, part tiled walls, window to side

### **Utility/Sun room**

Work surface with space and plumbing for washing machine, space for appliances

### **Bedroom 1**

Radiator, bay window to front

### **Bedroom 2**

Radiator, recessed storage area, sliding patio doors to garden

### **Shower room**

Walk in shower with fitted shower, low level W.C., wash hand basin, part tiled walls, window to rear

### **Front garden/Parking**

A gravelled driveway provides parking for two/three cars

### **Garage**

With double wooden doors

### **Rear garden**

An area of patio leads to the remainder of garden which is laid to lawn with well stocked flower and shrub borders. The garden is enclosed mature hedging and extends to 85' x 36'.



Approximate Gross Internal Area  
Ground Floor = 81.8 sq m / 880 sq ft  
Store = 11.4 sq m / 123 sq ft  
Total = 93.2 sq m / 1003 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.

## Robertsons Estate Agents

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