



14a Green Crescent, Flackwell Heath

£650,000



Robertsons

# 14a Green Crescent

Flackwell Heath, Buckinghamshire

A stunning detached family home with beautifully presented open plan living space. The property has recently been remodelled and modernised to a very high standard and is now being offered for sale with no upward chain. Entrance hall, Shower room, Study/Family room/Snug, Sitting room, Study/Family room, Newly installed Kitchen/Breakfast room, Three double bedrooms, Family bathroom/Shower room, Gas central heating, Double glazing, Off road parking for several cars, Gardens, Home office. NO CHAIN.

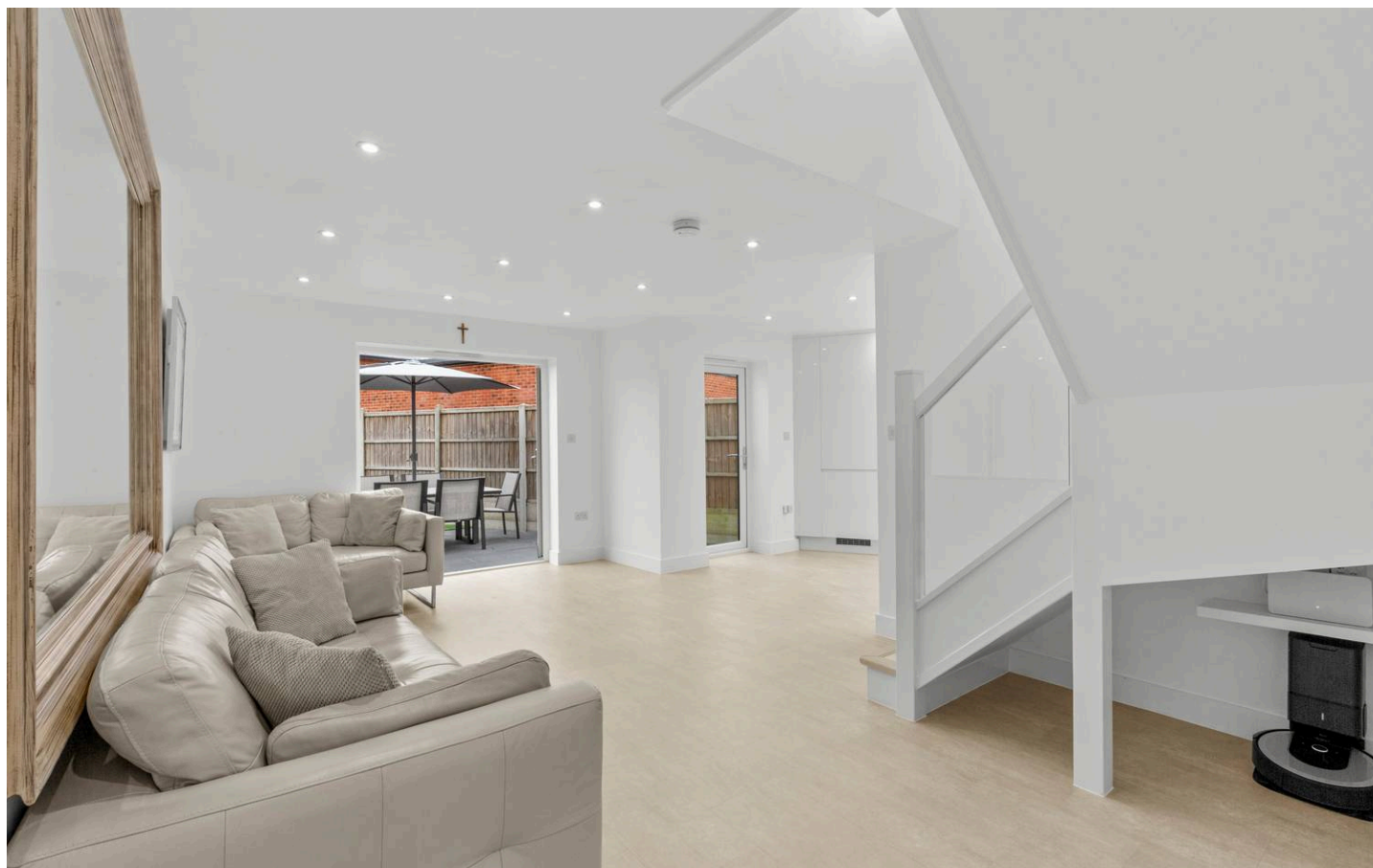
**Entrance hall** Range of fitted storage cupboards, down lighters, opening to Sitting room

**Shower room** Shower cubicle housing fitted shower unit, low level W.C., wash hand basin with mixer tap, heated towel rail, down lighters, tiled walls, window to side

**Snug/Family room** Down lighters, window to front

**Sitting room** Stairs to first floor with under stairs storage area, down lighters, double doors to garden

**Kitchen/Breakfast room** Newly fitted with a range of eye and base level units incorporating sink unit with mixer tap, built in AEG double oven, fitted four ring AEG induction hob, built in fridge, built in freezer, fitted breakfast bar with seating for six, down lighters, two ceiling lanterns, window to front, door to garden





**Utility room** Fitted with a range of eye and base level units incorporating sink unit with mixer tap, space and plumbing for washing machine, space for dryer, space for appliance, cupboard housing Worcester gas fired central heating boiler, door to side, window to rear

**First floor**

**Landing** Access to boarded loft space with loft ladder, radiator, window to side

**Bedroom 1** With a range of fitted wardrobes, two radiators, down lighters, two windows to front

**Bedroom 2** Radiator, down lighters, window to rear

**Bedroom 3** Radiator, down lighters, window to rear

**Bathroom/Shower room** White suite comprising roll top bath and shower attachment, low level W.C., wash hand basin with mixer tap and cupboards under, fitted mirrored cupboard, shower cubicle housing rainfall shower unit, down lighters, heated towel rail, tiled walls, window to side

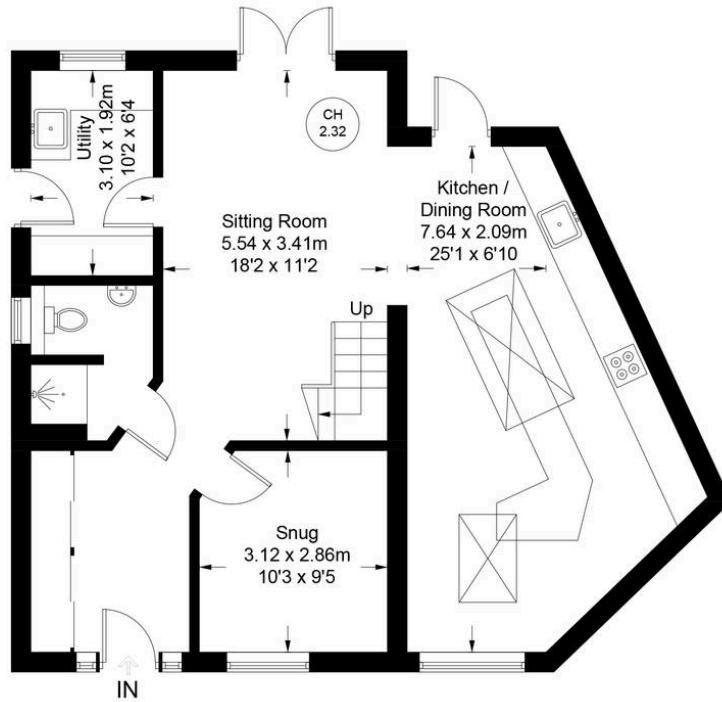
**Front garden/Parking** The driveway provides parking for several cars

**Rear garden** A patio to the rear of the house leads to the remainder of the garden which is laid to artificial grass. The garden is enclosed by panelled fencing and extends to 71' max x 28' max

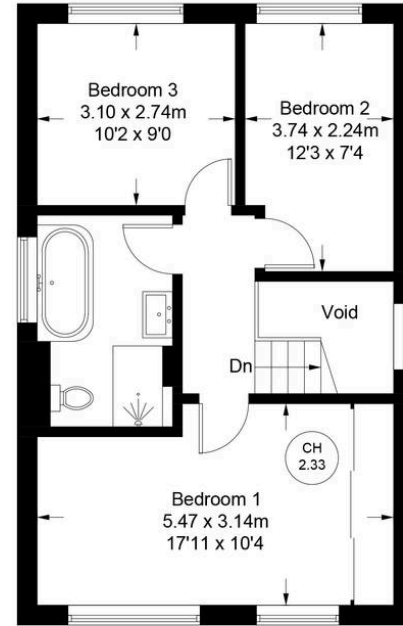
**Home office** With double doors, down lighters, door to rear



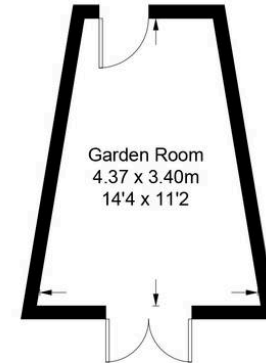
Approximate Gross Internal Area  
 Ground Floor = 75.9 sq m / 817 sq ft  
 First Floor = 44.5 sq m / 479 sq ft  
 Garden Room = 11.6 sq m / 125 sq ft  
 Total = 132.0 sq m / 1421 sq ft  
 (Excluding Void)



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

Floor Plan produced for Robertsons by Media Arcade ©.  
 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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