



138 Straight Bit, Flackwell Heath

£675,000



Robertsons

# 138 Straight Bit

Flackwell Heath, Buckinghamshire

A well presented and extended semi detached family home in the catchment area for Juniper Hill school and a short walk to the village centre.

Entrance hall, Cloakroom, Sitting room, Dining room, Kitchen, Three double bedrooms, Family Bathroom/Shower room, Gas central heating, Double glazing, Off road parking, Secluded sunny south west facing gardens. Viewing recommended.

## Entrance hall

Stairs to first floor, radiator, down lighters, wall thermostat, built in cloaks cupboard, LVT flooring

## Cloakroom

Low level W.C., wash hand basin with mixer tap and tiled splash back, radiator, down lighters, window to side

## Sitting room

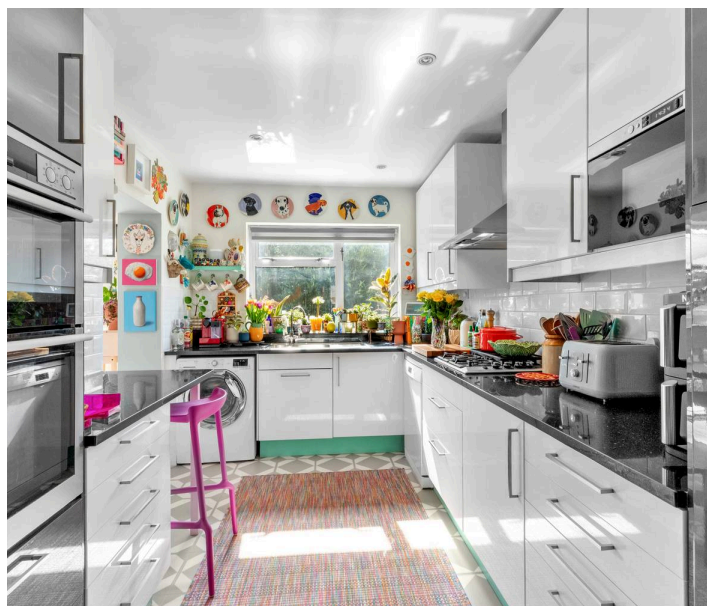
With open fireplace, wood flooring, radiator, two wall light points, dimmer switch, bay window with shutters to front

## Dining room

Radiator, two wall light points, wood flooring, dimmer switch, bi folding doors to garden

## Kitchen

Refitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, built in four ring gas hob with extractor over, built in AEG double oven, space for American style fridge/freezer, space and plumbing for dishwasher, space and plumbing for washing machine, part tiled walls, granite worktops, built in microwave, Bamboo wood flooring, down lighters, radiator, window to rear, stable door to side, LVT flooring





## First floor

### Landing

Access to loft space, down lighters, airing cupboard housing foam clad hot water cylinder and shelved storage, window to side

### Bedroom 1

With a range of fitted wardrobes, radiator, two wall light points, dimmer switch, bay window with shutters to front

### Bedroom 2

Radiator, dimmer switch, window to rear

### Bedroom 3

Radiator, dimmer switch, window to rear

### 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 Aqualisa shower unit, down lighters, shaver point, part tiled walls, heated towel rail, window to front

### Front garden

A block paved driveway approached via a five bar gate provides parking for two cars. The remainder is gravelled with raised flower and shrub borders. The gravelled area could provide a further parking space.

### Rear garden

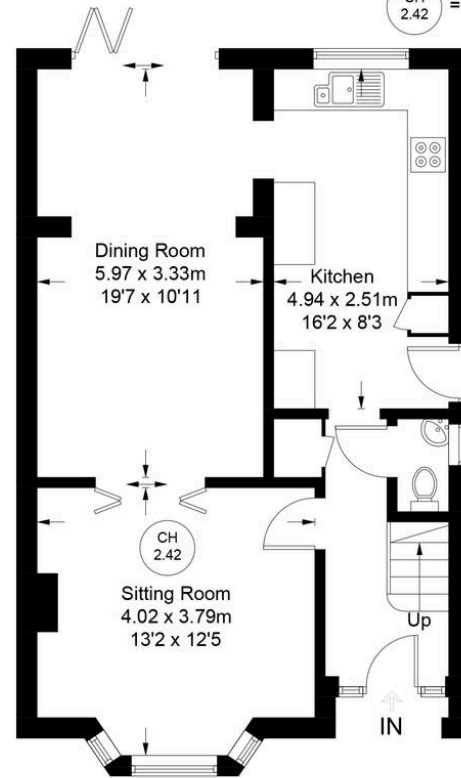
A paved patio leads to the remainder of garden which is laid to lawn with well stocked flower and shrub borders. There is a further patio area to the rear of the garden with a timber shed. The garden enjoys a sunny south westerly aspect, is enclosed by panelled fencing and extends to 32' x 27'.



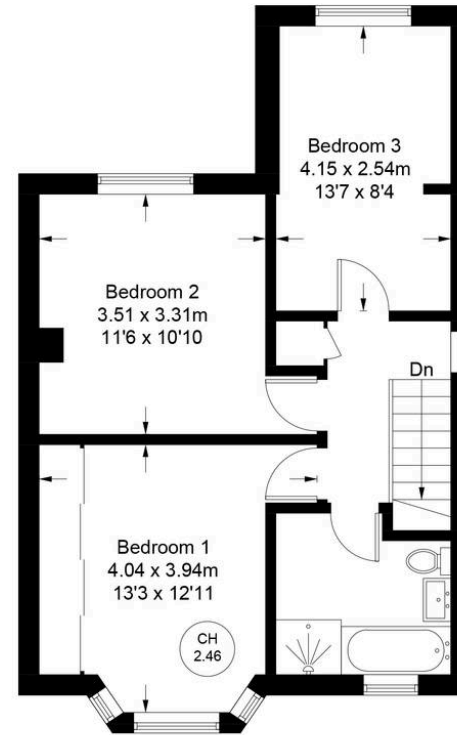
Approximate Gross Internal Area  
Ground Floor = 57.3 sq m / 617 sq ft  
First Floor = 49.3 sq m / 531 sq ft  
Total = 106.6 sq m / 1148 sq ft



CH 2.42 = 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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