21 Chapman Lane, Flackwell Heath

£875,000

Robertsons

21 Chapman Lane

Flackwell Heath, High Wycombe

A superb character home in a stunning plot of just over a third of an acre (0.35 of an acre). The property is a short walk of the village centre and Juniper Hill combined school and offers great scope for extending (subject to the usual permissions). Entrance hall, Cloakroom, Study/Bedroom 4, Sitting room, Dining room, Kitchen/Breakfast room, Garden room, Three first floor bedrooms, Family bathroom, Gas central heating, Double glazing, Double length garage, Ample driveway parking, Large gardens.

Council Tax band: F

Tenure: Freehold

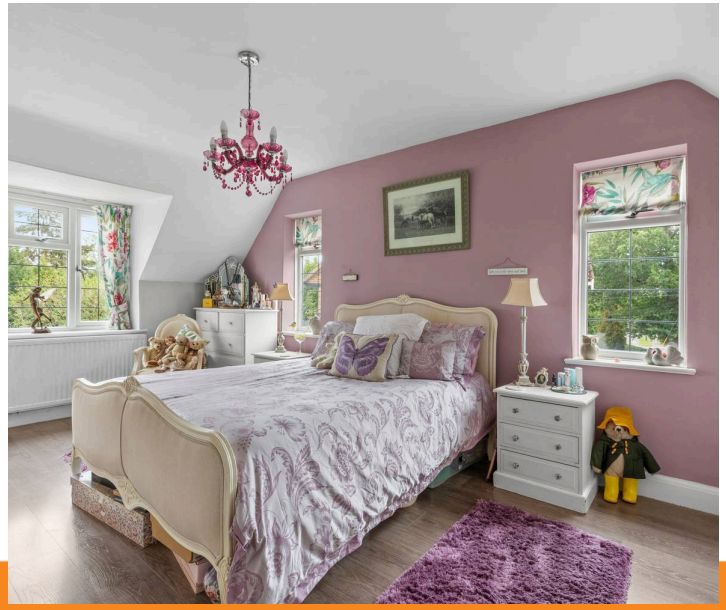
Entrance hall
Stairs to first floor with under stairs storage cupboard, radiator

Cloakroom
Low level W.C., wash hand basin with mixer tap and cupboards under, part tiled walls, tiled flooring, down lighters

Study/Bedroom 4
With double doors to garden, radiator, picture rail

Sitting room
Wooden fireplace with tiled hearth and surround, three radiators, windows to front and rear, bay window to side

Dining room
Radiator, shelved storage cupboard, wall thermostat, doors to garden



Kitchen/breakfast room
Fitted with a range of eye and base level units incorporating sink unit with mixer tap, built in Stoves double oven, fitted four ring gas hob with extractor over, space for fridge/freezer, space for appliances, radiator, wooden work tops, part tiled walls, down lighters, dimmer switch, door to garage

Garden room
Radiator, double doors to garden

First floor

Landing
Window to front, radiator, airing cupboard housing foam clad hot water cylinder and shelved storage

Bedroom 1
With a range of fitted wardrobes, radiator, window to rear, two windows to side

Bedroom 2
Radiator, window to rear

Bedroom 3
Built in wardrobe, access to loft space, windows to rear and side

Bathroom
White suite comprising panelled bath with rainfall shower over, low level W.C., wash hand basin with mixer tap and cupboards under, part tiled walls, tiled flooring, down lighters, window to side

Front garden/Parking
A gravelled driveway provides ample parking

Double length garage
Double wooden doors, light and power, space and plumbing for washing machine, wall mounted Worcester gas fired central heating boiler, gas meter, door to kitchen

Rear garden
A paved patio leads to the remainder of garden which is laid to lawn with well stocked flower and shrub borders. All is enclosed by mature hedging and panelled fencing. The garden extends to 178' x 65'.

Approximate Gross Internal Area
Ground Floor = 140.0 sq m / 1507 sq ft (Including Garage)
First Floor = 60.8 sq m / 654 sq ft
Total = 200.8 sq m / 2161 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

Swains House, Swains Lane, Flackwell Heath - HP10 9BN

01628 533373

flackwellheath@robertsonsestateagents.co.uk

www.robertsonsestateagents.co.uk/

Robertsons