



63 Barleyfields, Wooburn Green

£250,000



Robertsons

63 Barleyfields

Wooburn Green, High Wycombe

A spacious ground floor garden flat in this popular village location. Entrance hall, Kitchen, Sitting/Dining room, Two bedrooms, Bathroom, Gas central heating, Double glazing, Parking available, Garage, Private rear garden with direct access from the property, Extended lease.

Council Tax band: C

Tenure: Leasehold





Entrance hall

Radiator, wall thermostat, stairs to first floor

Kitchen

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, space for oven, space for fridge, space and plumbing for washing machine, cupboard housing hot water cylinder, part tiled walls, tiled flooring, window to front

Sitting/Dining room

With door to garden, two radiators, built in storage cupboard

First floor

Landing

Built in storage cupboard

Bedroom 1

Radiator, recessed storage area, window to rear

Bedroom 2

Radiator, airing cupboard housing hot water cylinder and cold water tank, window to front

Bathroom

White suite comprising panelled bath with mixer tap and shower attachment, low level W.C., wash hand basin, heated towel rail, tiled walls, tiled flooring

Rear garden

An area of decking leads to the remainder of garden which is paved with flower and shrub borders. There is a raised pond and all is enclosed by fencing with rear gated access. The garden extends to 21' x 13'.

Parking

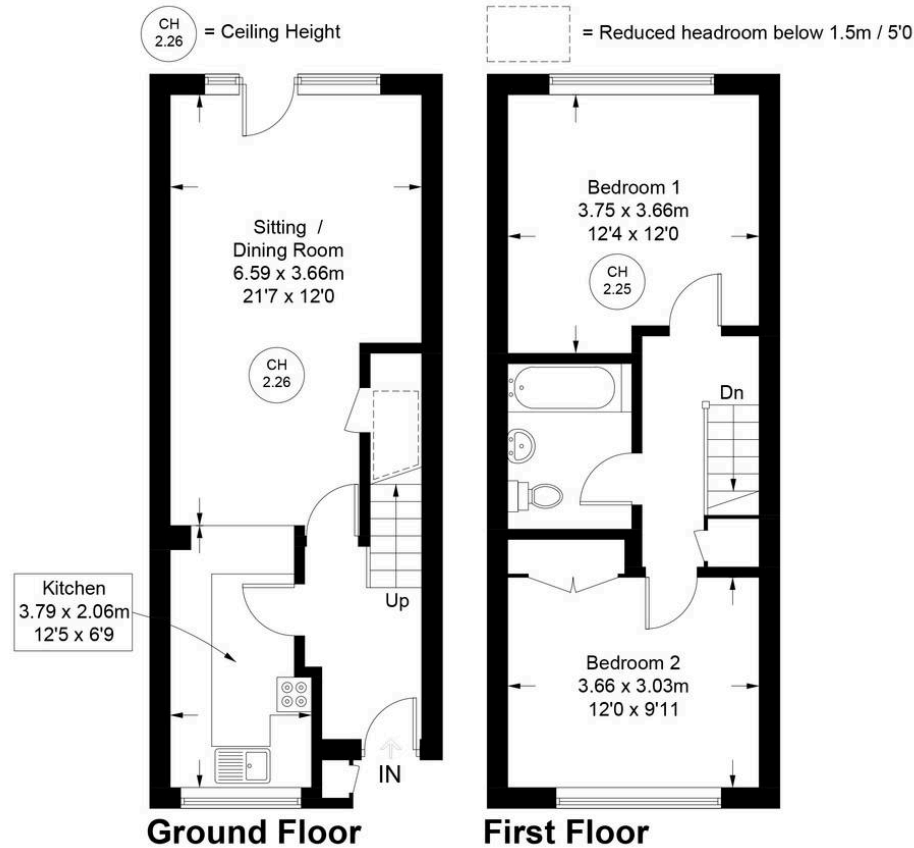
Ample residents parking is available (not allocated)

Garage

In a nearby block with metal up and over door



Approximate Gross Internal Area
Ground Floor = 35.8 sq m / 385 sq ft (Excluding Store)
First Floor = 36.7 sq m / 395 sq ft
Total = 72.5 sq m / 780 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