



1 The Laburnams, 90 Heath End Road  
£585,000



# 1 The Laburnams

## High Wycombe

A well appointed semi detached cottage style home built in the early 1990's. The property is conveniently situated for the village amenities and Carrington school. Entrance hall, Utility room, Cloakroom, Kitchen, Sitting/Dining room, Principal bedroom with dressing (potential for en suite shower room), Two further bedrooms, Refitted Bathroom, Gas central heating, Double glazing, Pretty rear garden, Garage, Two parking spaces. Council Tax band: E

Tenure: Freehold

### Entrance hall

Cloaks cupboard housing fuses, radiator, stairs to first floor

### Cloakroom

Low level W.C., wash hand basin with tiled splash back, radiator, tiled flooring

### Utility room

Fitted eye and base level units incorporating stainless steel sink unit with drainer, space and plumbing for washing machine, part tiled walls, tiled flooring, door to cloakroom

### Kitchen

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, space for oven with extractor over, space and plumbing for dishwasher, space for fridge freezer, part tiled walls, down lighters, window to front

### Sitting room

Radiator, under stairs storage cupboard, double doors to garden, window to rear





## First floor

### Landing

Access to part boarded loft space, airing cupboard housing foam clad hot water cylinder fitted with immersion and shelved storage

### Bedroom 1

Radiator, window to rear

### Dressing room (was En suite shower room previously)

Fitted storage unit with drawers, fitted hanging space, down lighters, window to rear

### Bedroom 2

Radiator, two built in wardrobes, window to front

### Bedroom 3

Radiator, window to front

### Bathroom

White suite comprising panelled bath with mixer tap and shower attachment and rainfall shower over, low level W.C., wash hand basin with mixer tap and storage under, radiator, part tiled walls, fitted mirrored storage cupboard, heated towel rail, down lighters, tiled flooring, window to side

### Front garden

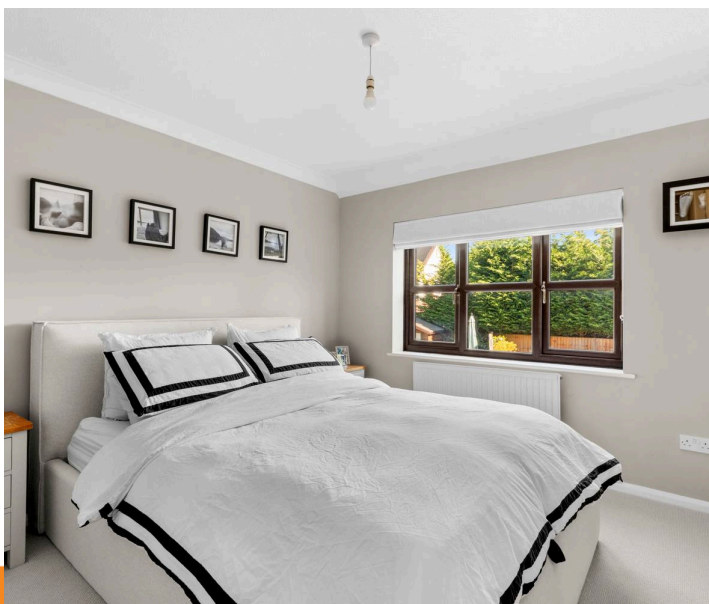
A block paved driveway provides parking, a further gravelled area provides further space

### Garage

With metal up and over door, light and power

### Rear garden

A paved patio leads to remainder of garden which is laid to lawn with raised flower and shrub borders. At the rear of the garden is an area of decking and all is enclosed by panelled fencing extending to 40' x 24'.



Approximate Gross Internal Area  
Ground Floor = 39.4 sq m / 424 sq ft  
First Floor = 45.4 sq m / 489 sq ft  
Garage = 12 sq m / 129 sq ft  
Total = 96.8 sq m / 1042 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](mailto:flackwellheath@robertsonsestateagents.co.uk)

[www.robertsonsestateagents.co.uk](http://www.robertsonsestateagents.co.uk)



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