



CAMLET PROPERTIES

INDEPENDENT ESTATE AGENT



FLACKWELL HEATH HP10 9JL

A beautifully presented 4 bedroom, two bathroom character house which benefits from 3 spacious reception rooms, further features include open fireplaces, spacious hallway with cloakroom, superb fully enclosed rear garden, private driveway providing off-street parking, gas fired central heating, double glazing throughout.

£420,000 FREEHOLD

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | A | | |
| | B | | |
| | C | | |
| | D | 59 | 68 |
| | E | | |
| | F | | |
| Not energy efficient - higher running costs | G | | |

England & Wales EU Directive 2002/91/EC

| Environmental Impact (CO2) Rating | | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO2 emissions | A | | |
| | B | | |
| | C | | |
| | D | 57 | 67 |
| | E | | |
| | F | | |
| Not environmentally friendly - higher CO2 emissions | G | | |

England & Wales EU Directive 2002/91/EC

COVERED PORCH

Entrance door that leads into

RECEPTION HALLWAY 17'5 x 7'4

Coved ceiling, central heating thermostat, radiator with ornate timber cover, deep understairs storage cupboard, telephone point.

CLOAKROOM

Comprises of a low level WC, vanity unit with inset wash hand basin and storage cupboards under, radiator with ornate cover, wall mounted gas fired central heating boiler with central heating programmer.

FAMILY ROOM 12' x 10'

Feature fireplace (this is currently a working fireplace), coved ceiling, radiator, wall light point, double casement doors that lead through to

DINING ROOM (also accessed from hallway through double doors) 13'7 x 12'

Coved ceiling, attractive open ornate fireplace with marble inset and tiled hearth, exposed timber floorboards, radiator with ornate cover.

IMPRESSIVE LIVING ROOM 18'8 x 12'3

A most attractive exposed brick fireplace with inset oak mantle housing a solid fuel burner, exposed brick chimney breast and tiled hearth, 2 double radiators, exposed ceiling beams, sealed unit double glazed casement doors that lead onto the rear patio and garden, TV aerial point, 3 wall light points.

KITCHEN/BREAKFAST ROOM 19'7 x 6'9

Beautifully equipped with a fine range of floor and wall mounted kitchen cabinets providing ample storage space and many granite worktop surfaces including a butler sink with mixer tap over, incorporating a Range style gas fired cooker with double oven and grill under a most attractive exposed brick wall with inset flint and oak timbers, under worktop space for fridge and freezer, tiled floor, door that leads through to the garden, plumbing for washing machine and dishwasher, radiator with ornate feature cover.

FIRST FLOOR

Spacious landing with access via a retractable ladder to roof space

Deep recessed storage cupboard with shelving, airing cupboard housing the lagged hot water cylinder with a fitted immersion heater.

MASTER SUITE OF BEDROOM 13'3 x 12'3

Two double recessed wardrobe cupboards, radiator.

EN-SUITE SHOWER ROOM

Comprises of fully tiled shower cubicle with fitted power shower and shower screen, vanity unit with inset wash hand basin and storage cupboards under, low level WC, bidet, radiator.

BEDROOM 2 12' X 10'

Radiator

BEDROOM 3 11'2 X 8'3

Radiator and coved ceiling

BEDROOM 4 12' X 6'9

Laminate flooring and radiator

FAMILY BATHROOM

Comprises of a full suite of fully tiled shower cubicle with fitted Aqualisa power shower and shower screen, deep panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, heated towel rail and tiled floor.

OUTSIDE

TO THE FRONT OF THE PROPERTY

Approached over a wide expanse of block paved driveway providing off-street parking for 2/3 cars, access via a timber gate to the rear garden.

REAR OF THE PROPERTY

Garden

The rear garden is truly a most delightful feature of this property comprising of an area of block paved patio with attractive dwarf brick walling overlooking this lovely garden, area of lawn for easy maintenance, ornamental water feature, stepping stones lead to rear of garden where there is an area of raised patio in this sunny trap, there is also a timber built garden shed with tiled pitched roof providing storage space and the whole being fully enclosed by brick walling, outside water tap.

Contact: 01628 533342 or sales@camlet-properties.com

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