



CAMLET PROPERTIES

INDEPENDENT ESTATE AGENT



FLACKWELL HEATH – HP10 9NE

Attractive, well presented 4 bedroom semi-detached house with modern kitchen, 2 bathrooms and the added benefit of an office/family room. Ideally situated a short distance from the village centre and access to the M40 and High Wycombe. A viewing is highly recommended to appreciate the spacious size of this property.

£399,950 FREEHOLD

www.camlet-properties.com

FRONT PORCH

Outside light, glazed front door to:-

ENTRANCE HALL

Radiator, coved ceiling, central heating thermostat, stairs to first floor, under stairs store cupboard, door to:-

CLOAKROOM

Low level W.C., wash hand basin, tiled splashback, coved ceiling, extractor fan, radiator.

OFFICE/FAMILY ROOM/5TH BEDROOM

Electric convector heater, telephone point.

LIVING ROOM 13' 8" x 11' 9"

Coved ceiling, sliding patio door to garden, radiator, television point, feature fireplace with dark wood surround, marble hearth, three wall light points, small window to side, arch to dining room.

DINING ROOM 15' 2" x 9' 6"

Radiator, window to rear, coved ceiling, two wall light points, arch to lounge, door to hall.

KITCHEN /BREAKFAST ROOM 15' 5" x 10' 4"

Smart, well designed kitchen with a range of light wood fronted wall and base units ample work surfaces with a stainless steel 1 ½ bowl single drainer sink unit, built in double oven and gas hob, space and plumbing for washing machine and dish washer, built in fridge/freezer, tiled splash backs, 6 down lighters, window to front, radiator, wall mounted gas fired boiler, coved ceiling, casement door and window to outside.

ON FIRST FLOOR**LANDING**

Access to part boarded loft with ladder, coved ceiling, built in airing cupboard.

BEDROOM 1 12'9" x 9' 7"

Coved ceiling, window to front, radiator, fitted wardrobe cupboard with mirror fronted doors, door to:

ENSUITE BATHROOM

Suite comprising panelled bathroom with mixer tap and shower attachment, pedestal wash hand basin, low level w.c. Coved ceiling, fully tiled walls, window to side, radiator.

BEDROOM 2 12' 0" x 9' 7"

Coved ceiling, radiator, window to rear.

BEDROOM 3 11' 9" x 9' 2"

Coved ceiling, radiator, window to front.

BEDROOM 4 11'9" x 9' 10"

Velux window to rear, coved ceiling, fitted wardrobe cupboard with sliding mirror fronted doors, radiator.

BATHROOM

Well fitted modern white suite of panel bath with Mira power shower mixer over and glass screen, tiled shower area, low level W.C, pedestal wash hand basin with tiled splash back, radiator, extractor fan, coved ceiling, light and shaver point.

OUTSIDE

To the front there is a parking area for several cars, small area of lawn, timber panel fencing and a gated side path leading to the rear.

The secure rear garden is approx 130ft and is mainly laid to lawn with a patio area to the rear of the house. Flower beds, shrub borders and boundaries comprising of mature hedging and timber panel fencing. Screened raised vegetable plot and timber garden shed and 4 mature apple trees.

We are advised that planning permission has been approved (now lapsed) for a 5th bedroom and en-suite in the loft space.

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

1 STATION HILL, COOKHAM, BERKS, SL6 9BT

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