

11 Links Way, Flackwell Heath

£775,000

Robertsons

11 Links Way

Flackwell Heath, High Wycombe

A detached bungalow in one of the villages most sought after roads. The property is in need of some updating but offers huge potential. Entrance hall, Sitting room, Kitchen/Breakfast room, Utility room, Conservatory, Three bedrooms, Bathroom, Shower room, Gas central heating, Double glazing, Ample off street parking, In-out driveway, Garage, Secluded rear garden. NO CHAIN.

Council Tax band: G Tenure: Freehold

Entrance hall
Radiator, storage cupboard

Bedroom 1
With a range of fitted wardrobes, radiator, windows to front and side

Bedroom 2
Radiator, windows to front and side

Bedroom 3
Radiator, window to side

Bathroom
Suite comprising panelled bath with mixer tape and shower attachment, low level W.C., wash hand basin with cupboards under, radiator, window to side

Shower room
Shower cubicle housing Mira shower unit, low level W.C., wash hand basin, fitted storage cupboard housing Worcester gas fired central heating boiler, part tiled walls, two windows to side













Sitting room
Brick built fireplace with tiled hearth, four wall light points, two radiators, two windows to side, sliding door to garden

Conservatory
With electric heater, door to garden

Kitchen/Breakfast room
Fitted with a range of fitted eye and base level units incorporating sink unit with mixer tap and drainer, built in Indesit double oven, fitted five ring AEG gas hob with extractor over, space for fridge, space for freezer, space for table, radiator, window to rear, part tiled walls, window to rear

Utility room
Fitted with a range of eye and base level units, space and plumbing for washing machine, space and plumbing for dishwasher, door to side

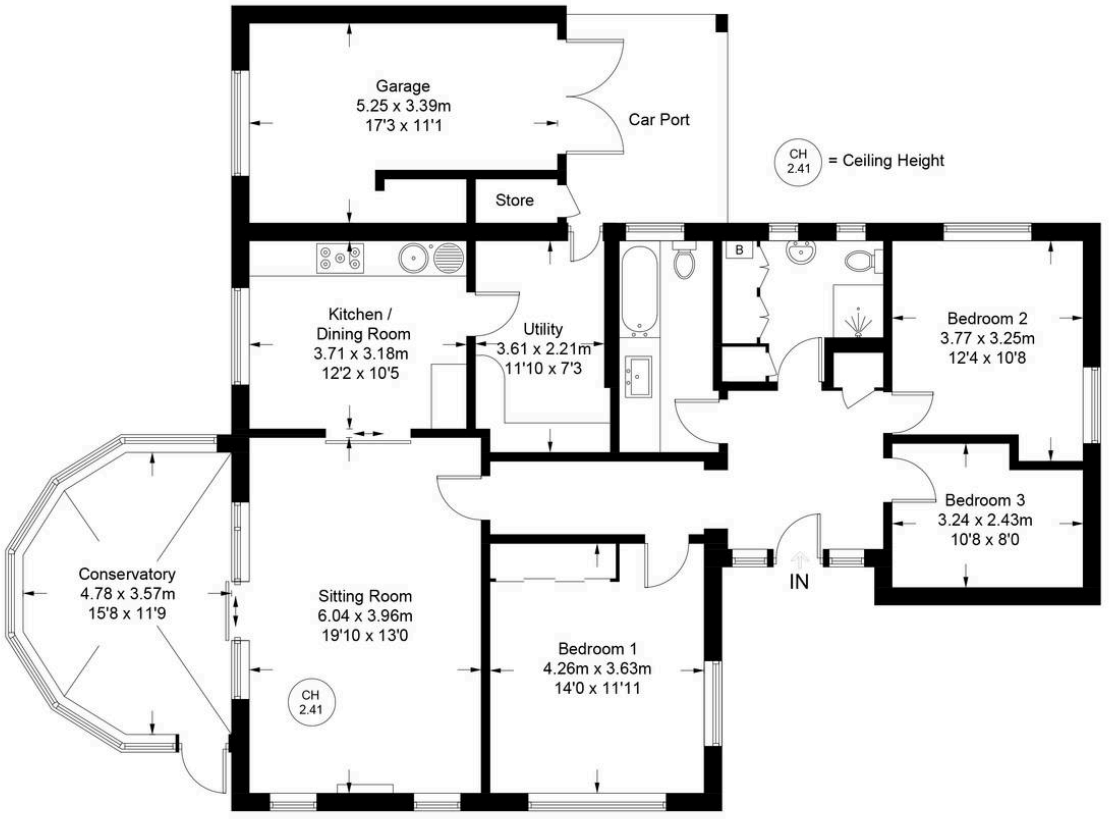
Front garden/Parking
An in-out driveway provides parking for several cars. The remainder is laid to lawn with flower and shrub borders.

Garage
With double wooden doors, fuses and electric meter, access to loft storage, window to rear

Brick store
To the side of the garage with gas meter and storage space

Rear garden
To the side of the side of the property is a paved patio with a timber shed. The remainder is laid to lawn with flower and shrub borders. At the rear of the garden is a further paved area with a timber shed. All is enclosed by panelled fencing with gated side access, extending to 38' x 61'.

Approximate Gross Internal Area = 125.3 sq m / 1349 sq ft
Garage / Store = 17.8 sq m / 191 sq ft
Total = 143.1 sq m / 1540 sq ft



Ground Floor

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/

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