



18 Willow Close, Flackwell Heath

£825,000



Robertsons

18 Willow Close

Flackwell Heath, High Wycombe

A spacious four bedroom chalet bungalow quietly situated in this highly sought after cul-de-sac. Entrance porch, Entrance hall, Study/Bedroom 4, Three further bedrooms (first floor bedroom with en suite Cloakroom), Bathroom with shower, Dining room, Sitting room, Kitchen/Breakfast room, Gas central heating, 12 solar panels on the roof, Double glazing, Off street parking, Garage, 91' rear garden.

Council Tax band: F

Tenure: Freehold

Entrance porch

Opening to Hall

Entrance hall

Stairs to first floor, radiator

Study/Bedroom 4

Radiator, window to front

Bedroom 3

With a range of fitted wardrobes, radiator, window to side

Bedroom 2

With a range of fitted wardrobes, radiator, window to front

Bathroom

White suite comprising panelled bath, low level W.C., wash hand basin with tiled splash back, fitted shelved storage unit, heated towel rail, shower cubicle housing fitted shower unit, tiled splash back, electric Dimplex electric heater, window to side

Dining room

Attractive fireplace with cast iron wood burner, radiator, built in shelved storage cupboard, window to side, opening to Sitting room





Sitting room

Radiator, two wall light points, double doors to garden

Kitchen/Breakfast room

Fitted with a range of eye and base level units incorporating sink unit with mixer tap, built in Bosch double oven, built in AEG microwave, fitted four ring Bosch induction hob with splash back and extractor over, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer, radiator, space for table, window to side, doors to garden

First floor

Landing

Eaves storage cupboard

Bedroom 1

With eaves storage cupboards, radiator, velux window, window to rear

En suite cloakroom

Low level W.C., wash hand basin with tiled splash back, heated towel rail, window to side

Front garden/Parking

A driveway provides parking for three cars with flower and shrub borders. All is enclosed hedging and panelled fencing

Garage

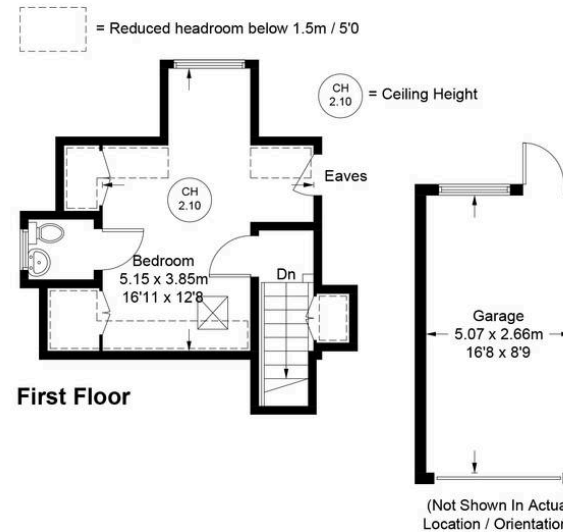
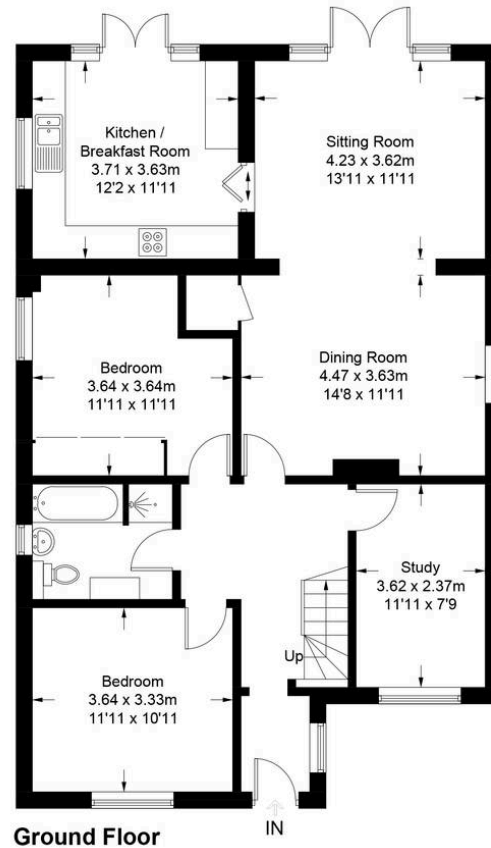
With electric up and over door, light and power, gas and electric meters, solar panels meter and door to garden

Rear garden

A paved patio leads to the remainder of garden which is laid to lawn with well stocked flower and shrub borders. There is a raised vegetable garden with a pathway leading down the garden to a timber summerhouse. All is enclosed by panelled fencing, enjoys a sunny southerly aspect and extends to 91' x 44'.



Approximate Gross Internal Area
 Ground Floor = 104.2 sq m / 1122 sq ft
 First Floor = 21.7 sq m / 233 sq ft
 Garage = 13.4 sq m / 144 sq ft
 Total = 139.3 sq m / 1499 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/



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