



8 The Fairway

Flackwell Heath

£685,000



Robertsons

8 The Fairway Flackwell Heath Buckinghamshire HP10 9NF

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An extended family home quietly situated in a cul-de-sac location with stunning views over the adjoining Flackwell Heath golf course. Entrance hall, Cloakroom, Sitting/Dining room, Kitchen/Breakfast room, Family room, Four bedrooms, family bathroom/shower room, Gas central heating, Double glazing, Double garage, Gardens. NO CHAIN.

Entrance hall

Stairs to first floor with under stairs storage cupboard, radiator

Cloakroom

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

Sitting/Dining room

Brick built open fireplace with wooden mantle and surround, wooden flooring, two radiators, four wall light points, windows to front and rear

Kitchen/Breakfast room

Fitted with a range of eye and base level units incorporating double 'Belfast' sink unit with mixer tap, space for oven with extractor over, space and plumbing for dishwasher, space for fridge, radiator, part tiled walls, window to rear, walk in larder with window to rear

Utility room

Wall mounted Glow Worm gas fired central heating boiler, space for fridge/freezer, space and plumbing for washing machine, door to garage



Family room

Radiator, window to rear, doors to garden

First floor**Landing**

Access to loft space, window to front

Bedroom 1

With a range of fitted wardrobes, radiator, window to rear with views over the golf course

Bedroom 2

Airing cupboard housing foam clad hot water cylinder and shelved storage, radiator, window to rear with views over the golf course, dimmer switch

Bedroom 3

Radiator, window to rear with views over the golf course

Bedroom 4

Radiator, window to front

Bathroom

White suite comprising panelled bath, low level W.C., wash hand basin, shower cubicle housing Aqualisa shower unit, part tiled walls, shaver point, heated towel rail, wooden flooring, window to side

Front garden

A driveway provides parking. The remainder is laid to lawn with flower and shrub borders

Double garage

With metal up and over doors

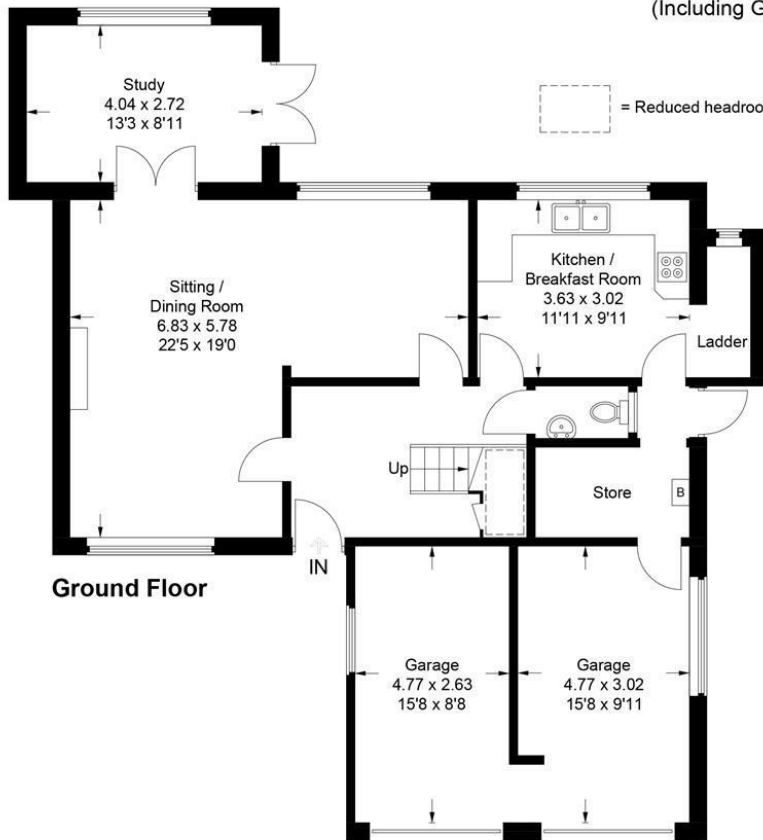
Rear garden

An area of patio leads to the remainder of garden which is laid to lawn with flower and shrub borders. All is enclosed by panelled fencing and extends to 25' (max.) x 45'

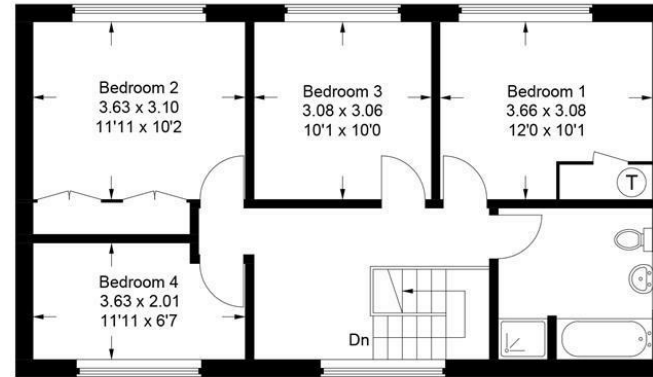


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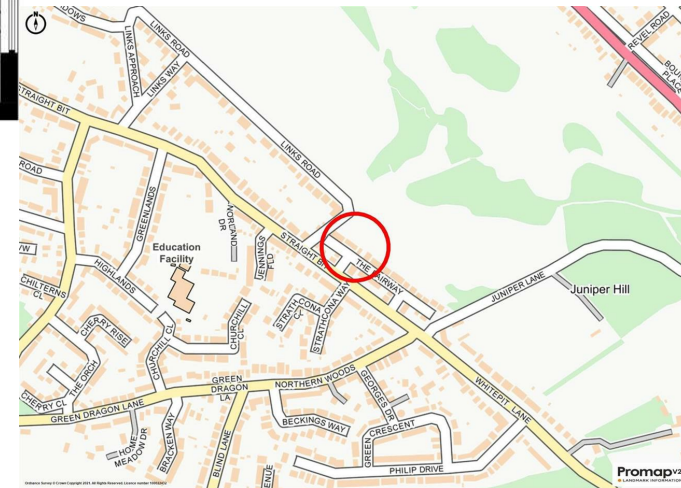
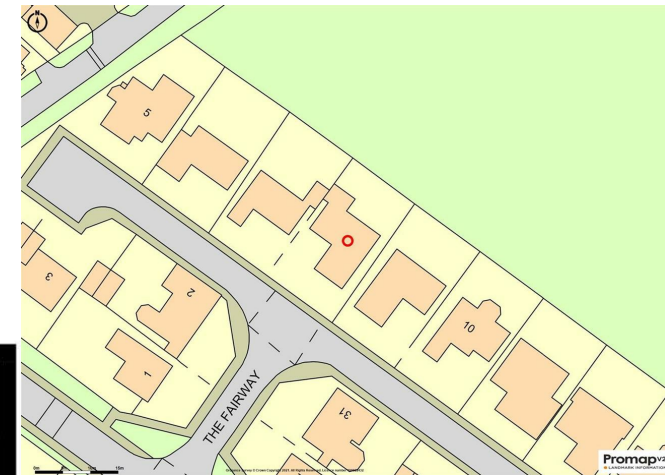
Approximate Gross Internal Area
 Ground Floor = 104.7 sq m / 1,127 sq ft
 First Floor = 61.8 sq m / 665 sq ft
 Total = 166.5 sq m / 1,792 sq ft
 (Including Garages)



Ground Floor



First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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