



24 Fennels Way, Flackwell Heath

£950,000



Robertsons

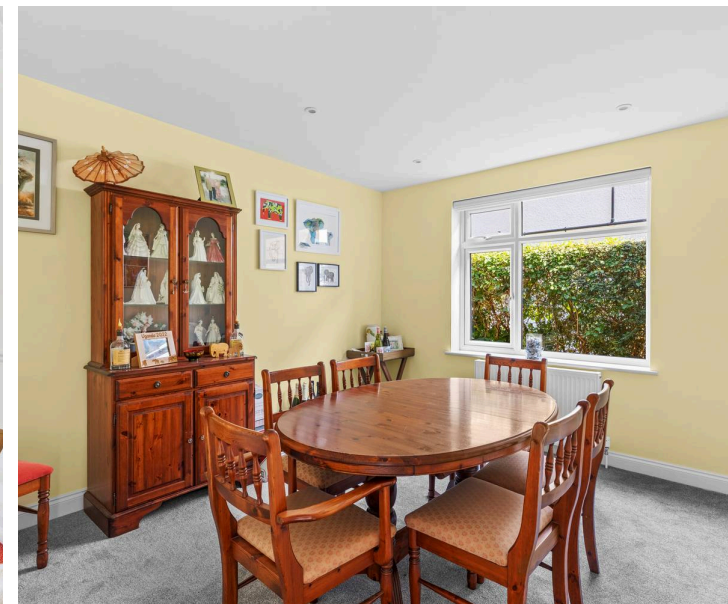
24 Fennels Way

Flackwell Heath, High Wycombe

A substantial detached chalet bungalow built in the 1920's in one of the villages most sought after roads. The property sits on a delightful plot of just under a quarter of an acre (0.21 of an acre) and backs onto woodland. Entrance hall, Study area, Ground floor bedroom with en suite shower room, Further ground floor bedroom, Sitting/Dining room, Bathroom, Kitchen/Breakfast room, Cloakroom/utility, Conservatory, Two first floor Bedrooms (Bedroom 2 with en suite shower room), Gas central heating, Double glazing, Garage and ample parking, 143' rear garden.

Council Tax band: F

Tenure: Freehold



Entrance hall and Study Area

Radiator, stairs to first floor. Study area with space for desk, window to side

Bedroom 1

Radiator, range of built in wardrobes, two wall light points, bay window to front

En suite shower room

Shower cubicle housing Mira shower unit, low level W.C., wash hand basin with mixer tap and cupboards under, heated towel rail, fitted mirror, tiled flooring, down lighters

Bedroom 4

Radiator, down lighters, dimmer switch, window to side

Sitting/Dining room

Attractive stone built fireplace, two radiators, bay window to front, window to side, door to rear

Bathroom

White suite comprising panelled bath with mixer tap and shower attachment, shower cubicle housing fitted shower unit, low level W.C., wash hand basin with mixer tap and cupboards under, shaver point, part tiled walls, tiled flooring, heated towel rail, cupboard housing hot water cylinder and shelved storage, window to side

Kitchen/Breakfast room

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, built in AEG double oven, fitted four ring AEG induction hob with splash back and extractor over, built in AEG dishwasher, cupboard housing Vaillant gas fired central heating boiler, built in fridge/freezer, built in AEG microwave, space for table, radiator, further built in fridge, sliding doors to garden, door to Lobby and door to Conservatory





Lobby

Door to side, door to Cloakroom/Utility room

Cloakroom/Utility room

Low level W.C., wash hand basin, space and plumbing for washing machine, part tiled walls, fuses, window to side

Conservatory

With double doors to garden

First floor

Landing

Velux window to side, access to loft space

Bedroom 2

Radiator, range of built in wardrobes, down lighters, window to rear

En suite shower room

Shower cubicle housing Aqualisa shower unit, low level W.C., wash hand basin, heated towel rail, part tiled walls, fitted cupboards down lighters, window to rear

Bedroom 3

With eaves storage cupboard, three velux windows to side, dimmer switch

Front garden/Parking / Garage

A driveway to the front and side of the property provides ample parking. **Garage**

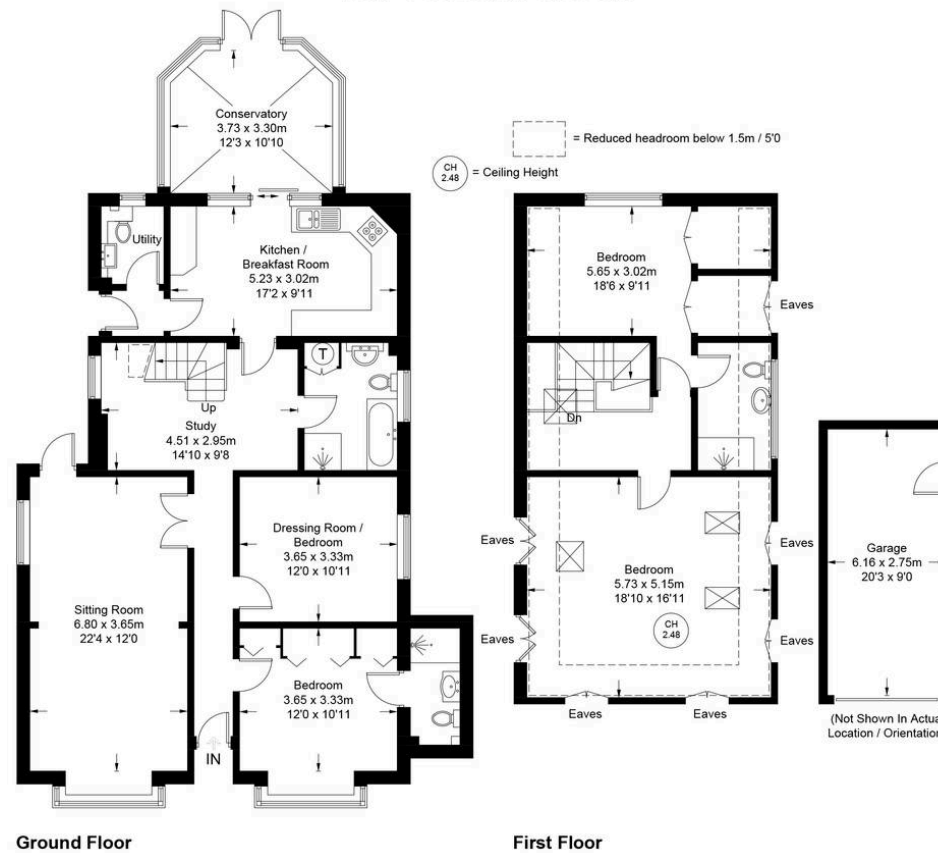
With metal up and over door, light and power

Rear garden

A paved patio leads to the remainder of garden which is laid to lawn with well stocked beds and borders. There is an area of decking, a timber shed and a greenhouse. All is enclosed by panelled fencing and hedging and extends to 143'.



Approximate Gross Internal Area
 Ground Floor = 118.9 sq m / 1280 sq ft
 First Floor = 64.4 sq m / 693 sq ft
 Garage = 16.9 sq m / 182 sq ft
 Total = 200.2 sq m / 2155 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.

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