



31 Woodside Avenue, Flackwell Heath

£675,000



Robertsons

31 Woodside Avenue

Flackwell Heath, High Wycombe

A superbly presented detached family home situated in this quiet cut-de-sac close to Juniper Hill primary school. The house has been recently remodelled and updated to a high specification throughout. Entrance hall, Cloakroom, Family room, Kitchen/breakfast room, Sitting room, Utility room, Three double bedrooms, Shower room, Gas central heating, Double glazing, Secluded garden, Off street parking.

Council Tax band: E Tenure: Freehold

Entrance hall

Wooden flooring, stairs to first floor with under stairs storage cupboard, built in cloaks cupboard, down lighters, radiator

Shower room

Shower cubicle housing rainfall shower, low level W.C., wash hand basin with mixer tap and cupboards under, heated towel rail, down lighters, tiled flooring, window to side

Family room

Radiator, down lighters, wooden flooring, window to front

Kitchen/Breakfast room

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap, built in Bosch oven, built in Miele microwave, built in Miele warming tray, built in fridge/freezer, built in dishwasher, fitted Miele four ring induction hob with extractor over, radiator, wooden flooring, two velux windows, bi folding doors to garden, space for table, opening to Sitting room





Sitting room

Fireplace with eco fuel fire, radiator, down lighters, bi folding doors to garden, wooden flooring, window to rear

Utility room

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, space for dryer, down lighters, wooden flooring, window to front, door to side

First floor

Landing

Access to loft space, down lighters, dimmer switch, wooden flooring, airing cupboard housing Vaillant gas fired central heating boiler

Bedroom 1

With a range of fitted wardrobes, wooden flooring, radiator, down lighters, two windows to rear

Bedroom 2

Radiator, wooden flooring, window to side

Bedroom 3

Range of fitted wardrobes, radiator, wooden flooring, window to front

Shower room

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

Front garden/parking

A block paved driveway provides parking for three cars

Rear garden

The rear garden is attractively paved with raised flower and shrub borders, all enclosed by panelled fencing, and there is a timber shed. The garden extends to 17' x 30'.



Approximate Gross Internal Area
Ground Floor = 74.9 sq m / 806 sq ft
First Floor = 48.1 sq m / 518 sq ft
Total = 123.0 sq m / 1324 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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