

7 Clay Close, Flackwell Heath

£685,000

Robertsons

7 Clay Close

Flackwell Heath, High Wycombe

A link detached chalet bungalow quietly situated in this small and highly sought after cut-de-sac. The property is offered for sale with no upward chain. Entrance hall, Sitting/Dining room, Kitchen/Breakfast room, Ground floor bedroom with dressing area and en suite shower room, Two first floor bedrooms, Bathroom, Gas central heating, Double glazing, Garage, Parking, Rear garden.
Council Tax band: E / Tenure: Freehold

Entrance hall
Stairs to first floor with under stairs storage cupboard, wooden flooring, radiator, wall theremostat

Bedroom 1
Two radiators, doors to garden, window to rear, dressing area with range of fitted wardrobes, radiator

En suite shower room
Shower cubicle housing Equalise shower, low level W.C., wash hand basin with mixer tap and tiled splash back, down lighters, under floor heating, Dimplex electric heater, 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 Bosch double oven, fitted furring Bosch gas hob with extractor over, built in Siemens dishwasher, built in fridge, radiator, tiled flooring, part tiled walls, space for table, door to garden, two windows to rear, cupboard housing Worcester gas fired central heating boiler, door to garage, door to garden

Sitting/Dining room
Recessed wall mounted gas flame effect fire, two radiators, two windows to front

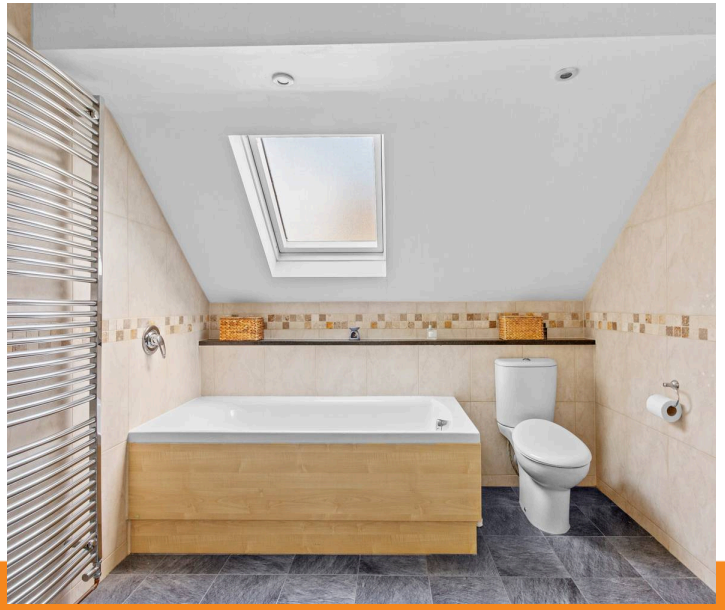












First floor

Landing

Airing cupboard housing foam clad hot water cylinder and shelved storage

Bedroom 2

With built in double wardrobe, eaves storage cupboard, well window to side, window to front

Bedroom 3

With built in double wardrobe, eaves storage cupboard, access to loft space, window to rear

Bathroom

White suite comprising panelled bath with mixer tap, low level W.C., wash hand basin with mixer tap and cupboards under, corner shower cubicle housing Aqualisa shower unit, tiled walls, heated towel rail, radiator, down lighters, velux window to side

Front garden/parking

A driveway provides parking

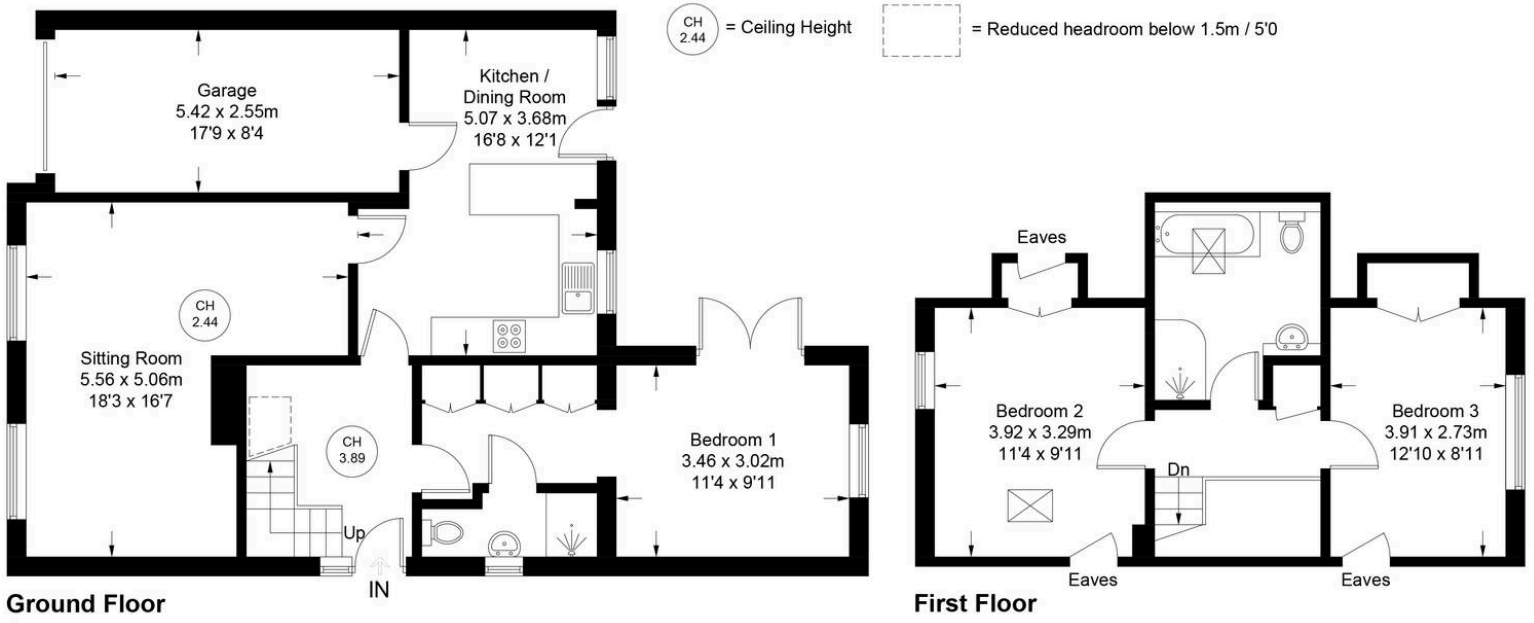
Garage

With metal up and over door, light and power, space for fridge/freezer, space and plumbing for washing machine, space for dryer, door to kitchen

Rear garden

The rear garden is mainly paved with flower and shrub borders. There is a timber shed and a summerhouse. All is enclosed by panelled fencing and extends to 37' x 33'.

Approximate Gross Internal Area
Ground Floor = 85.0 sq m / 915 sq ft (Including Garage)
First Floor = 41.1 sq m / 442 sq ft
Total = 126.1 sq m / 1357 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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