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ESTATE AGENTS

The Warren, 8 Wood Lane Close, Flackwell Heath, Buckinghamshire, HP10 9EP

The Warren is a stunning two/three bedroom semi-detached home which has been completely refurbished and extended.

Guide price £495,000

Description

You enter the property through the newly fitted front door with a large downstairs bath and shower room on your left-hand side which features a freestanding bath and walk-in shower. On your right, you have two double bedrooms with the stairs in front. On your left hand-side, you enter the open-plan kitchen / diner / living room with aluminium bi folding doors leading out onto the landscaped rear garden.

The whole house has been rebuilt to a very high specification with LED spot lighting, Amtico herringbone flooring throughout downstairs, integrated appliances and surround sound speakers in the kitchen area - the party wall has also been completely sound proofed.

The kitchen features an AEG oven, hob and extractor, a Hotpoint washer / dryer, a Baumatic dishwasher, an Instant hot water tap and "American" fridge freezer.
The bathrooms were fitted to a high specification with a Hansgrohe shower unit and "Soak" sanitaryware.

Upstairs you have an additional room which has the added benefit of an ensuite shower. There is also a large eves cupboard which could be used as wardrobe space.

The rear garden has been completely landscaped with approximately 25 square meters of porcelain patio. There is a flower bed which runs along the right-hand boundary with additional parking to the left. The owner has laid artificial grass for low and easy maintenance. The whole property was also completely "K-Rendered" with new soffits, fascias and guttering.
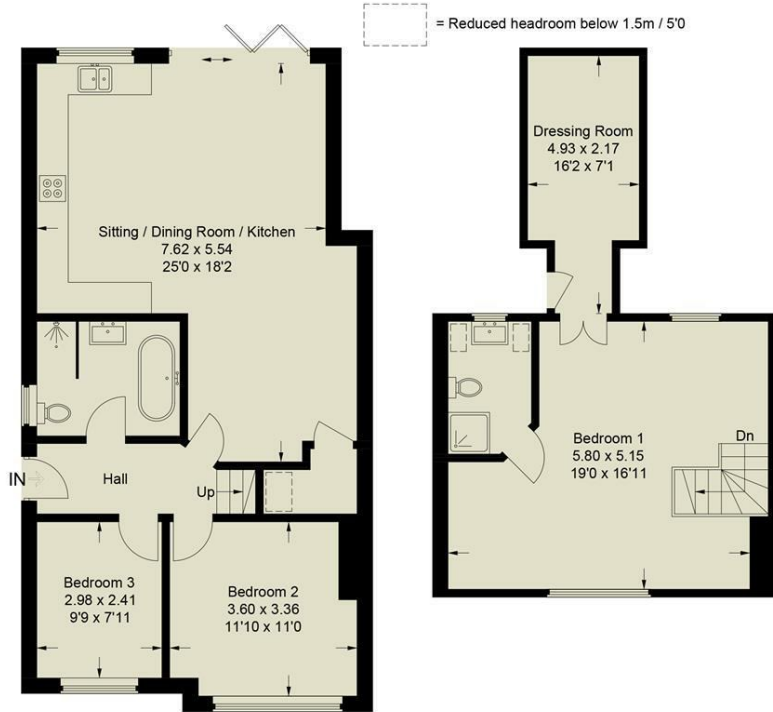
The driveway has ample space for 5 cars which will be blocked paved prior to completion. If a purchaser is found quickly, they will have the option of block paving or a tarmac driveway.

Further features include gas central heating fuelled by a newly fitted Worcester combination boiler, UPVC double glazing throughout, brand new stained oak internal doors and a new UPVC front door.

Floor Plans

Approximate Gross Internal Area
Ground Floor = 72.1 sq m / 776 sq ft
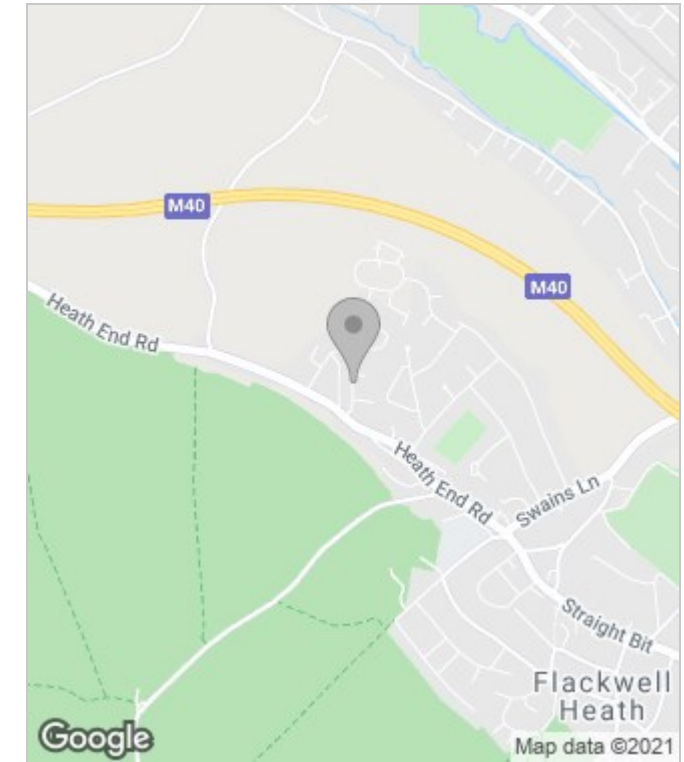First Floor = 41 sq m / 441 sq ft
Total = 113.1 sq m / 1,217 sq ft

N

☐ = Reduced headroom below 1.5m / 5'0

Dressing Room
4.93 x 2.17
16'2 x 7'1

Sitting / Dining Room / Kitchen
7.62 x 5.54
25'0 x 18'2

IN →

Hall

Up

Bedroom 1
5.80 x 5.15
19'0 x 16'11

Dn

Bedroom 3
2.98 x 2.41
9'9 x 7'11

Bedroom 2
3.60 x 3.36
11'10 x 11'0

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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Area Map

Heath End Rd

M40

M40

Heath End Rd

Swains Ln

Straight Bit

Flackwell Heath

Google

Map data ©2021

Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	60	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales   EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales   EU Directive 2002/91/EC