

FLACKWELL HEATH, Bucks



Extended semi-detached character cottage
ENTRANCE HALLWAY: STUDY: FAMILY ROOM: SITTING ROOM: DINING ROOM:
KITCHEN: UTILITY ROOM: CLOAKROOM
MASTER BEDROOM WITH ENSUITE BATHROOM
TWO FURTHER DOUBLE BEDROOMS: SINGLE BEDROOM: FAMILY BATHROOM
DOUBLE GLAZING: GAS CENTRAL HEATING

PRICE...£425,000...FREEHOLD

41 Sedgmoor Road

FLACKWELL HEATH, Bucks, HP10 9AW

A well presented extended semi-detached cottage offering excellent family accommodation. It is situated in a popular residential area of Flackwell Heath, with shops, restaurants, pubs and excellent schools. Located about 2 miles from Bourne End rail station linking via Maidenhead to London Paddington and also has good access to both the M4 & M40.

Directions: From our office in Bourne End proceed towards Marlow and turn right into Blind Lane, continue to the top of the road and turn left into Green Dragon Lane and at the end turn right onto Chapman Lane, take the second turning into Sedgemoor Road where no 41 can be found on the left hand side.

GROUND FLOOR

Entrance: Covered porch with light.

Hallway: Stairs to first floor, large storage cupboard housing electric meter, control panel for alarm, radiator, spotlights to ceiling.

Study: 9'8 x 8'6 (2.95m x 2.59m) Built in shelving, radiator.

Family Room: 11'8 x 11'1 (3.56m x 3.38m) excluding bay window. Chimney breast and fireplace with wood surround and marble effect inset, gas point, recess to both sides, wall light points, fitted seat with storage under in bay window recess, TV point, radiator.

Sitting Room: 18'8 max x 13'4 (5.69m x 4.06m) French doors to garden, wall mounted TV point, arched recess with shelving and storage cupboard below, wall light points, recessed ceiling lights, radiators, glazed double doors to hallway and dining room.

Dining Room: 11'10 x 11'8 (3.61m x 3.56m) Chimney breast and fireplace with decorative wood surround, marble effect hearth and inset, recess to both sides, radiator, large storage cupboard, wall light points, laminate wood flooring, archway to:

Kitchen: 14'4 x 9' (4.37m x 2.74m) Range of white base and eye level units with black marble effect work surfaces, tiled splashbacks, built in oven and grill with gas hob and extractor fan above, space for tall fridge, breakfast bar, TV point, part glazed roof, recessed lighting to ceiling, door to rear garden.

Utility Room: 7'4 x 6'6 (2.24m x 1.98m) Wall mounted cupboard, radiator, wall mounted boiler, space for dishwasher, washing machine, freezer and tumble dryer.

Cloakroom: WC, part tiled walls.

FIRST FLOOR

Landing: Radiator, hatch to loft space, part boarded with electric, excellent space with potential for loft conversion providing additional room, with necessary planning consent.

Bedroom 1: 11'10 x 11'10 (3.61m x 3.61m) TV point for wall mounted TV, large built in wardrobe, radiator, door to:

Ensuite Bathroom: Corner bath with mixer tap and shower attachment, fully tiled walls, tiled floor, low level wc, wash basin, fitted cupboard housing hot water tank and shelving for linen storage, under floor heating, TV point for wall mounted TV.

Bedroom 2: 13'05 x 12'7 (4.09m x 3.84m) Radiator, TV point.

Bedroom 3: 11'10 x 11'1 (3.61m x 3.38) Radiator, TV point.

Bedroom 4: 9'8 x 7'1 (2.95m x 2.16m) Radiator.

Family Bathroom: Corner Jacuzzi bath with mixer tap and shower attachment, wc, pedestal wash basin, fully tiled walls, radiator.

OUTSIDE

Front: Driveway entrance with brick wall to sides providing private off road parking for 2/3 cars.

Rear Garden: Approx. 100ft, totally enclosed with panel fencing and mature hedging, laid to lawn with patio area, concrete built workshop situated at the end of the garden with light and power and 2 timber sheds.

For an appointment to view please contact:

Hunt & Nash

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Email: bourneend@huntandnash.co.uk

For details of all our properties please visit
www.huntandnash.co.uk

Ref: BE 435

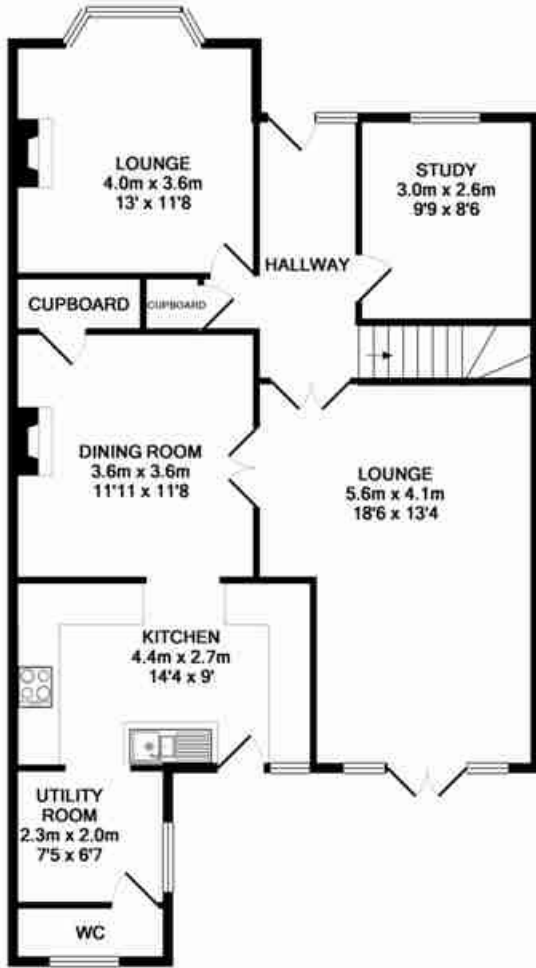
Lettings & Management: For further information on our comprehensive range of services for Landlords please call **0118 934 6300**.

Surveys: We have a team of fully qualified surveyors with good local knowledge covering an area of approx. 30 mile radius of Marlow. For further information please call **0845 601 4206**.

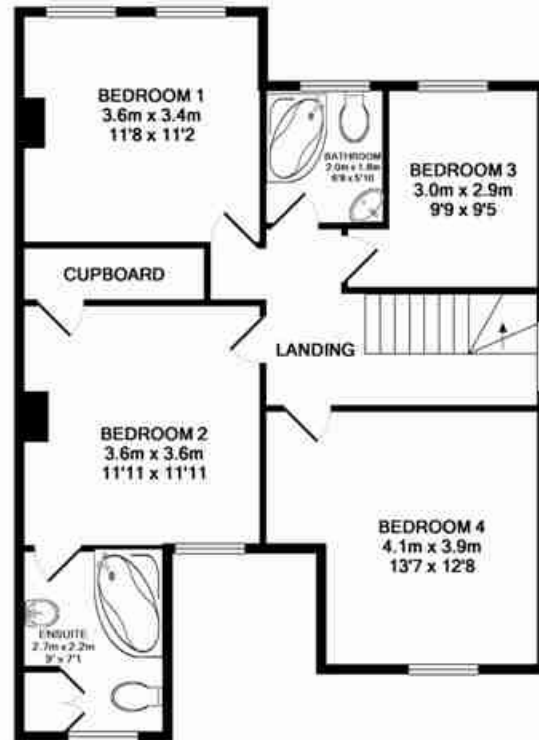
Note: These particulars are produced in good faith, having been prepared as a general guide. Hunt & Nash give notice that they do not constitute any part of a contract. We have not carried out a survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		58	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		57	64
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

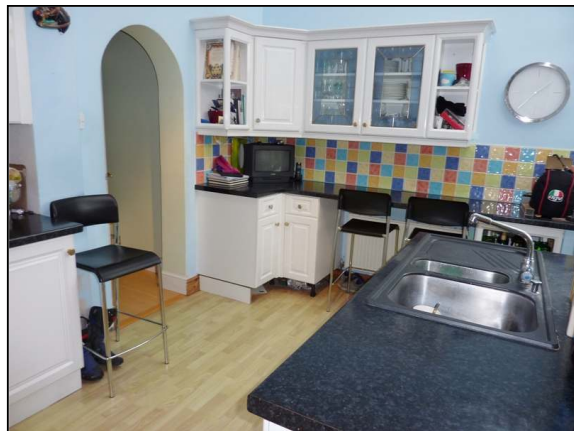


GROUND FLOOR



1ST FLOOR

AgapeFD Floor Plans are produced and provided for information purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of rooms, windows and doors are approximate and no responsibility is taken for any error. Dimensions in m are indicated. To find out more about AgapeFD please visit www.agapefd.com or call 0800 475 445.



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