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Lyndhurst, 47 Straight Bit, Flackwell Heath Buckinghamshire HP10 9NE

DETACHED BUNGALOW
POSSIBLE REDEVELOPMENT POTENTIAL, STPP
TWO/THREE BEDROOMS: TWO/THREE RECEPTION ROOMS
95ft REAR GARDEN: OVERALL PLOT OF 40ft x 177ft
CONVENIENT FOR LOCAL PRIMARY SCHOOLS AND VILLAGE CENTRE
NO ONWARD CHAIN: EPC RATING E



Description

A detached three bedroom bungalow on a generous plot that is now in need of general modernisation throughout. The property offers a wonderful opportunity to create a lovely family home, close to the centre of the village, within catchment of Juniper Hill Primary School and the local Grammar Schools in High Wycombe and Beaconsfield.

The property sits on a generous plot measuring 40' wide by 177' deep and is flanked either side by substantial two storey buildings.

It is our opinion that redevelopment/enlargement is a distinct possibility and we would encourage potential buyers to familiarise themselves with Buckinghamshire Council's Planning Application process before committing to purchase

Flackwell Heath is a popular village with a variety of shops for day to day needs plus a selection of pubs and restaurants. The village is also within catchment for the popular High Wycombe and Beaconsfield Grammar Schools and swift access to the M40 motorway is available at Junction 3 or 4.

The freehold interest in this property is being offered for sale on the open market and with no onward chain

Travel time by Rail (from Bourne End Station) Marlow - 8 mins | Reading - 32 mins | London Paddington - 1hr

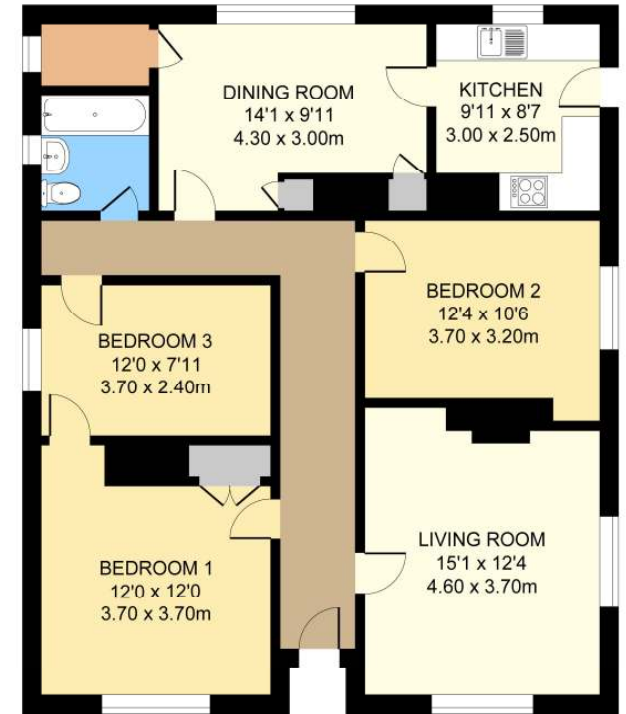
HMRC Anti Money Laundering

Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.
Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR

GUIDE PRICE . . . £575,000 . . . FREEHOLD

The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing By Appointment
Tel: 01628 522568
Email: bourneend@huntandnash.co.uk



TOTAL APPROX. FLOOR AREA 94.6 SQ.M. (1018 SQ.FT.)
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. Not to scale.
Produced for Hunt and Nash Estate Agents





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

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