



HUNT & NASH

Est. 1938

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# 3 Cherry Rise, Flackwell Heath Buckinghamshire HP10 9PS

**FOUR BEDROOM DETACHED FAMILY HOME  
DOUBLE ASPECT SITTING ROOM: REAR ASPECT DINING ROOM AND KITCHEN  
STUDY: CLOAKROOM: FAMILY BATHROOM: EN SUITE SHOWER ROOM  
PAVED DRIVEWAY: ATTACHED DOUBLE LENGTH GARAGE  
LARGE MATURE REAR GARDEN ABOUT 137' WIDE  
TOTAL POT OF ABOUT 0.18 ACRE: NO ONWARD CHAIN  
COUNCIL TAX BAND G: EPC RATING C**



A welcoming entrance hall has a return stair case rising to the first floor with an open balustrade allowing plenty of natural light. There are doors off the hall to all the ground floor rooms including an elegant double aspect sitting room with an attractive feature fireplace and access to the dining room. The dining room benefits from glazed doors leading out to the patio and rear garden.

The kitchen also enjoys a rear aspect over the garden and is fitted with a range of cupboards and drawers above and below fitted work tops with space for all the usual appliances. There is a side door to a covered passage between the house and the garage and there is a good size cupboard housing the gas fired Vaillant wall mounted boiler.

A study and a cloakroom with WC and wash hand basin complete the ground floor accommodation.

The well planned first floor allows for a spacious, open landing area with access to the loft space and also a door leading out a small balcony above the entrance porch. The master bedroom benefits from a range of fitted wardrobes and an en suite shower room. There are three further bedrooms and a family bathroom which is in need of updating.

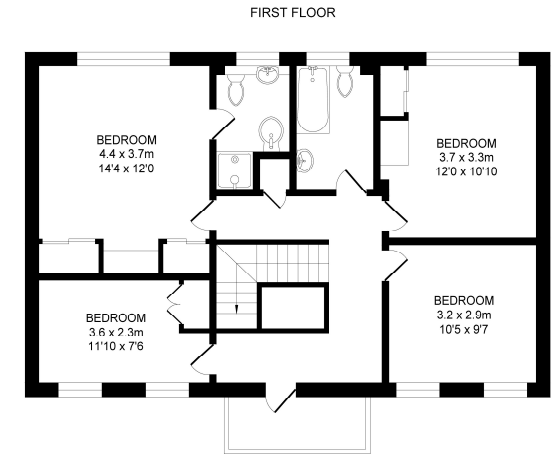
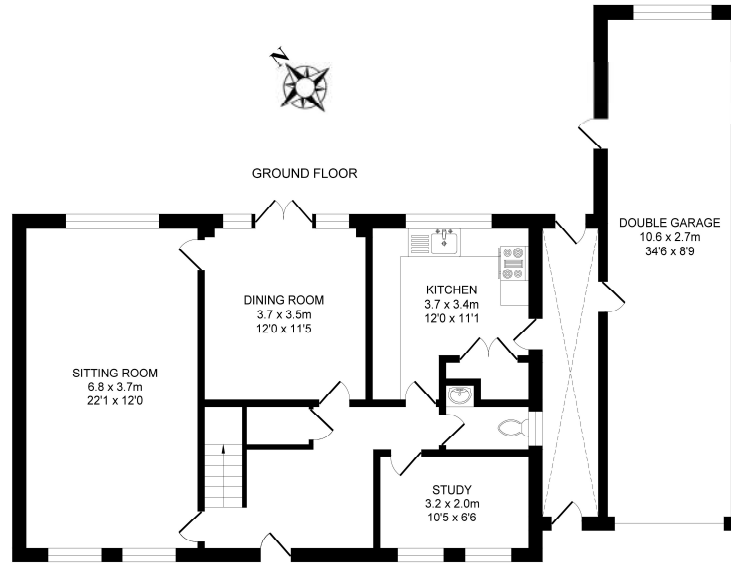
To the front of the property is a block paved driveway providing parking for four cars plus a double length garage with a metal up and over door and access to the covered passageway and the rear. A mature garden, well stocked with flowers and shrubs. A patio leads onto a large lawn. All is enclosed by panelled fencing and extends to 47' x 137'. The whole plot extends to about 0.18 of an acre.

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 boasts two good primary schools, Carrington and Juniper Hill, and is also within catchment for the popular High Wycombe and Beaconsfield Grammar Schools. Swift access to the M40 motorway is available at Junction 3 or 4.

## GUIDE PRICE . . . £925,000 . . . 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  
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TOTAL APPROX. FLOOR AREA 179.6 SQ.M. (1933 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 and should be used as such. Not to scale. [www.huntandnash.co.uk](http://www.huntandnash.co.uk)

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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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