

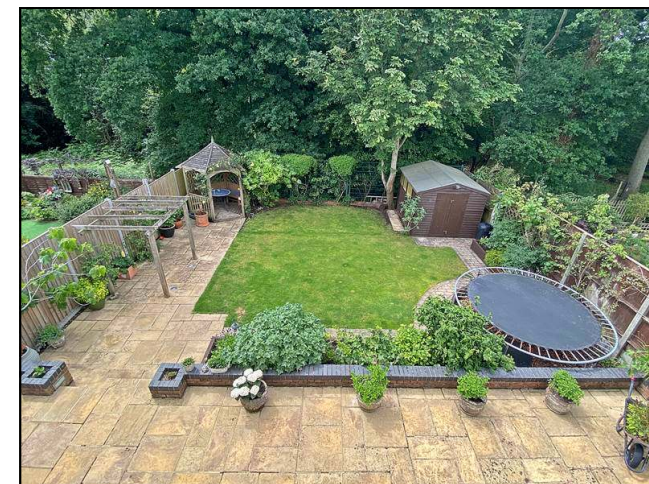


HUNT & NASH

Est. 1938

www.huntandnash.co.uk

19 Philip Drive, Flackwell Heath Buckinghamshire HP10 9JD



**DETACHED CHALET STYLE FAMILY HOME: FOUR BEDROOMS
TWO RECEPTION ROOMS: FAMILY BATHROOM
EN SUITE BATHROOM: FIRST FLOOR CLOAKROOM: FABULOUS KITCHEN
UTILITY ROOM: TASTEFUL DÉCOR THROUGHOUT
SECLUDED SOUTH FACING GARDEN ADJOINING WOODLAND
AMPLE OFF ROAD PARKING: JUNIPER HILL SCHOOL CATCHMENT: EPC RATING C**

A superbly presented and cleverly designed four bedroom detached chalet style family home offering plenty of space, both inside and out, located within walking distance and within catchment for Juniper Hill Primary School.

The well maintained accommodation comprises of two reception rooms, including a large sitting room with doors to the rear garden and a study that is perfect for working from home. A spacious kitchen/breakfast room enjoys a lovely rear aspect over the garden and benefits from a separate utility room. The rest of the ground floor accommodation comprises of two further double bedrooms and the family bathroom.

On the first floor is the master bedroom with a range of fitted wardrobes, a lovely Juliet Balcony overlooking the rear garden and an en suite bathroom with a modern white suite. There is also a second double bedroom and a night cloakroom.

To the front of the property is a block paved driveway providing off road parking for a number of vehicles and there is side access to the rear. The rear garden enjoys a perfect southerly aspect adjoining woodland affording plenty of privacy with a wooden gazebo, pergola and a raised terrace for taking advantage of the sun/shade throughout the day.

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.

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

HMRC Anti Money Laundering

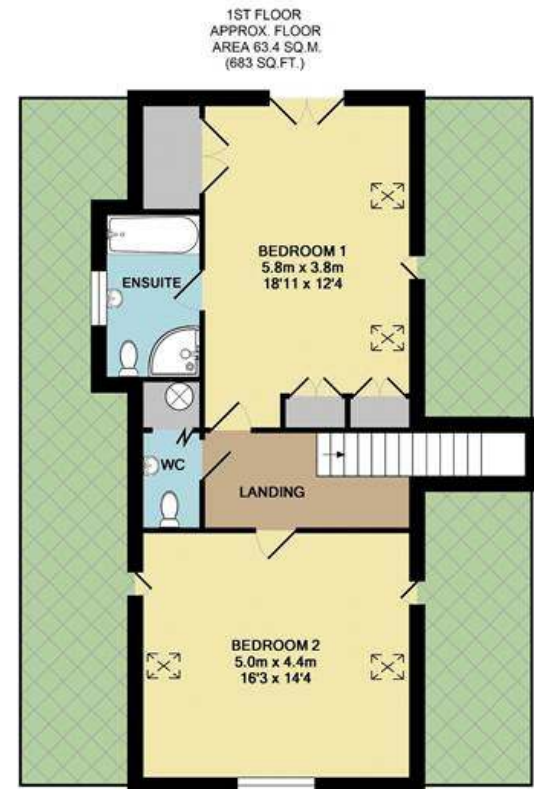
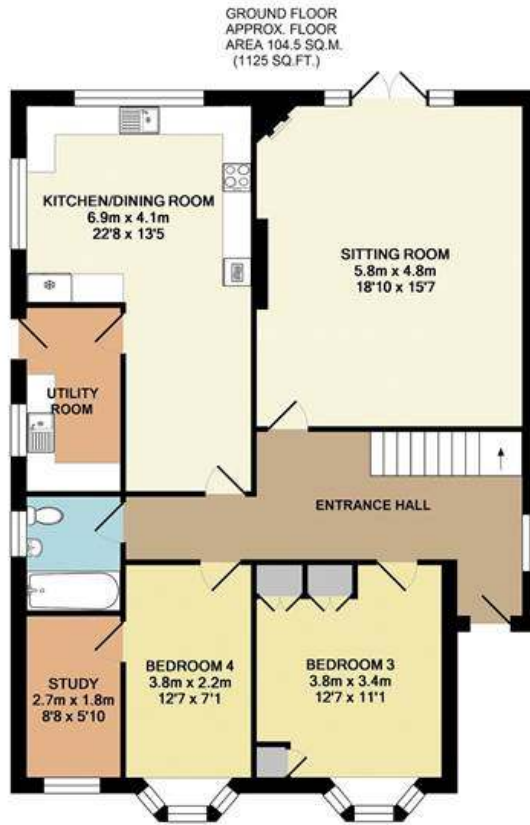
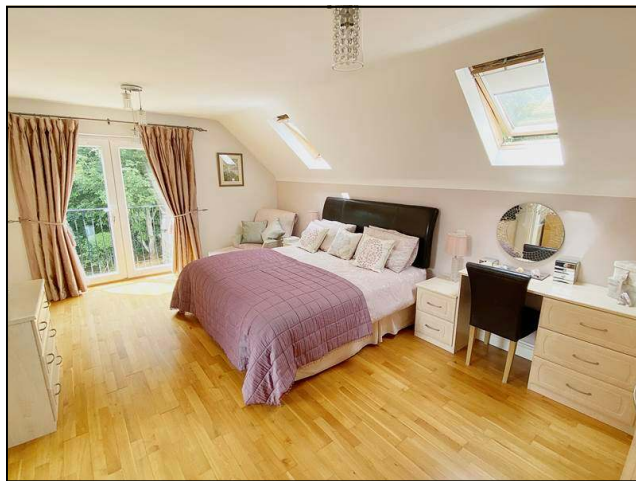
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

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 . . . £725,000 . . . 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



- EAVES STORAGE



TOTAL APPROX. FLOOR AREA 167.9 SQ.M. (1808 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. Plan 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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