



HUNT & NASH

Est. 1938

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# 21 Philip Drive, Flackwell Heath Buckinghamshire HP10 9JD

**EXTENDED SEMI DETACHED FAMILY HOME BACKING ONTO WOODLAND  
POPULAR LOCATION: JUNIPER HILL SCHOOL CATCHMENT  
CLOAKROOM: SITTING ROOM: DINING ROOM/STUDY: FAMILY ROOM: KITCHEN  
THREE BEDROOMS: SPACIOUS BATHROOM: GAS CENTRAL HEATING  
DRIVEWAY AND PARKING: EPC RATING E**



## Description

This three bedroom semi detached family home has been extended at the rear to provide a lovely family room overlooking the delightful rear garden that backs onto private woods.

The property is located in a popular residential road within catchment for Juniper Hill School and is presented to the market in good condition offering scope for further extension, subject to the necessary consent being obtained..

With the addition of the family room there are now three reception rooms plus a modern kitchen and a spacious bathroom. There is a cloakroom on the ground floor and the property benefits from gas central heating.

## Outside

The well maintained front and rear gardens provide a good deal of privacy and are well stocked with a variety of mature flowers and shrubs. At the rear of the property is a large paved patio and the woods at the rear are a welcome sight. To the front of the property is a driveway leading to an attached single garage.

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.

## HMRC Anti Money Laundering

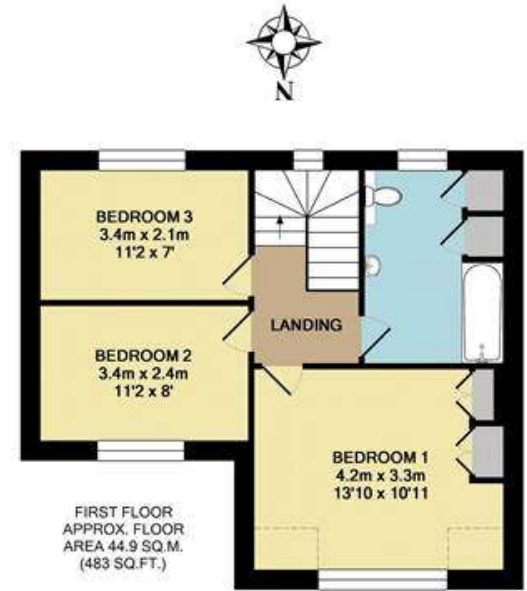
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

**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 . . . £499,950 . . . FREEHOLD

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

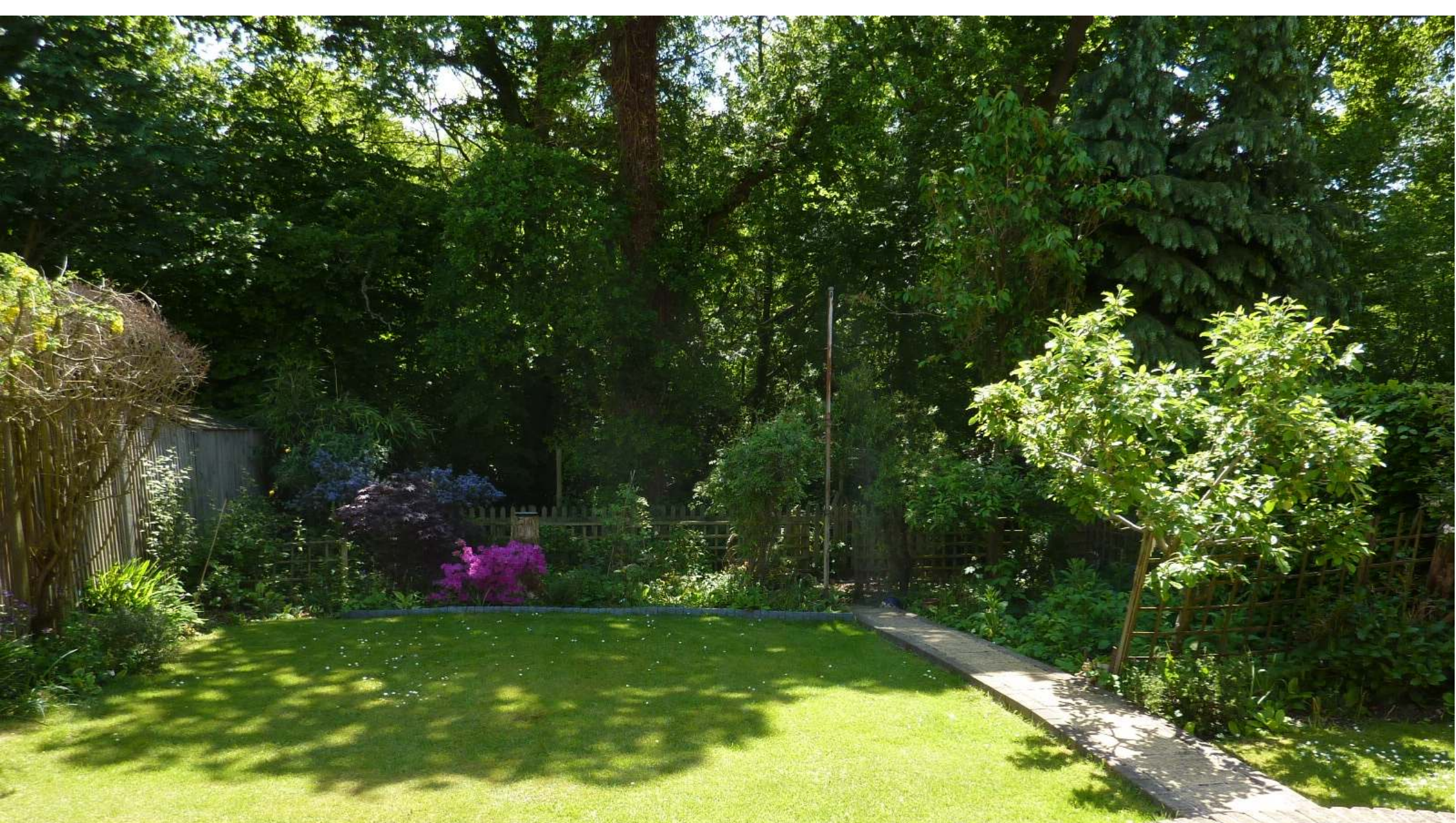
Viewing By Appointment  
Tel: 01628 522568  
Email: [bourneend@huntandnash.co.uk](mailto:bourneend@huntandnash.co.uk)



TOTAL APPROX. FLOOR AREA 125.2 SQ.M. (1348 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. 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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