



HUNT & NASH

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# 55 Fennels Way, Flackwell Heath Buckinghamshire HP10 9BX

**BEAUTIFULLY APPOINTED SEMI DETACHED FAMILY HOME  
PRIVATE ROAD: SOUTH FACING REAR ASPECT  
FOUR/FIVE BEDROOMS: SELF CONTAINED ANNEX  
STUNNING REAR EXTENSION: OPEN PLAN LIVING ROOM  
GREAT LOCATION: EPC RATING TBC**



This spectacular semi detached family home has been cleverly extended to provide spacious, flexible accommodation throughout with the benefit of a self contained one bedroom annex.

The ground floor has been extended to the rear with fabulous exposed oak A frame trusses providing a vaulted ceiling and plenty of glass allowing ample natural light to flood in.

The open plan kitchen/living room is fitted with a range of stylish modern units and an engineered oak floor flows throughout.

To the front of the house is a bay fronted sitting room with an attractive fireplace and there is a fourth bedroom and shower room to the rear of the garage.

Completing the ground floor accommodation is a utility room with access into the integral garage.

On the first floor there are three generous bedrooms and a family bathroom all tastefully decorated.

To the side of the property is a door that leads to a staircase that can also be accessed from inside the garage and leads up to the annex.

The annex comprises of a double bedroom, a shower room and an open plan kitchen/living room and can have a variety of uses.

## **Outside**

To the front of the property is a block paved driveway providing parking for several vehicles leading to an integral garage with an electric roller door.

The rear garden is laid mainly to lawn and is of a good size with mature flower and shrub borders and a paved patio enjoying a southerly aspect.

## **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  
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TOTAL APPROX. FLOOR AREA 192.1 SQ.M. (2088 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