



HUNT & NASH

Est. 1938

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8 Georges Drive, Flackwell Heath Buckinghamshire HP10 9JH

**DETACHED BUNGALOW: REMODELLED AND EXTENDED
FOUR BEDROOMS: EN SUITE SHOWER ROOM: FAMILY BATHROOM
FABULOUS OPEN PLAN LIVING ROOM
MODERN FITTED KITCHEN WITH CENTRE ISLAND: AMPLE OFF ROAD PARKING
SOUTHWEST FACING REAR GARDEN: GARDEN ROOM/HOME OFFICE
WALKING DISTANCE TO JUNIPER HILL PRIMARY SCHOOL
EPC RATING C**



A superbly presented four bedroom single storey detached family home that has been sympathetically extended and remodelled to provide comfortable, flexible accommodation taking full advantage of the south westerly rear aspect.

Within walking distance of Juniper Hill Primary School this lovely home benefits from a spectacular open plan living room with double doors out to the rear garden and a stylish modern fitted kitchen with a central island breakfast bar and an extensive range of matching units. There is lantern style window in the ceiling above the island unit plus a front and rear aspect allowing plenty of natural light to flood in.

The main bedroom has an en suite shower room, there are three further sizeable bedrooms and a modern re fitted family bathroom.

Enjoying a lovely sunny aspect, the rear garden has been designed for low maintenance with a large paved patio area and a synthetic lawn. There is a recently built garden room/home office that is very useful in the current climate for working from home and this property is also ideal for taking advantage of the current Stamp Duty Holiday that is available until 31st March 2021.

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 . . . £599,950 . . . 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
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TOTAL APPROX. FLOOR AREA 111.7 SQ.M. (1202 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. www.huntandnash.co.uk



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