



HUNT & NASH

Est. 1938

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Sylvan Cottage, Treadaway Road, Flackwell Heath Buckinghamshire HP10 9PE

**SPACIOUS FAMILY HOME IN THE HEART OF THE VILLAGE CONSERVATION AREA
FOUR RECEPTION ROOMS: KITCHEN/BREAKFAST ROOM: UTILITY: MASTER BEDROOM
WITH EN SUITE: THREE FURTHER BEDROOMS: FAMILY BATHROOM
DELIGHTFUL GARDENS: DOUBLE GARAGE AND OFF ROAD PARKING
NO ONWARD CHAIN: EPC RATING D**



Description

This charming detached older style property, built in 1937, is located within the heart of the village and offers spacious accommodation that would now benefit from some updating but presents a wonderful opportunity to create a stunning family home on a large plot.

The ground floor comprises of four reception rooms, a kitchen/breakfast room, utility and cloakroom and on the first floor there is a large master bedroom with a range of fitted wardrobes and an en suite shower room. Completing the first floor accommodation are three further bedrooms and a family bathroom.

Sylvan Cottage is located within a Conservation Area and as such has managed to retain much of its charm and character and is often admired for having done so. An internal inspection is highly recommended.

Outside

A particular feature of this lovely home is the large rear garden that benefits from plenty of sunshine and provides plenty of privacy. The garden is laid mainly to lawn with mature, well stocked flower and shrub borders, several paved patio areas and a summerhouse.

Attached to the property is a double garage with ample off road parking in front and to the side.

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

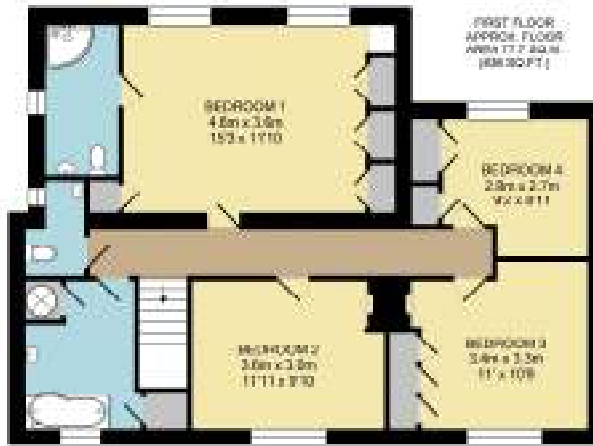
HMRC Anti Money Laundering

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 . . . £849,950 . . . 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 314.29 SQ.M. (6785 SQ.FT.)
 All measurements of walls, windows, doors 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 Mann.



GROUND FLOOR
APPROX. FLOOR
AREA 108.5 SQ.M.
(2340 SQ.FT.)





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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