



HUNT & NASH

Est. 1938

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11 Heath Lawn, Flackwell Heath Buckinghamshire HP10 9EX

**EXTENDED FAMILY HOME: CLOAKROOM: SITTING ROOM: DINING ROOM: PLAYROOM
KITCHEN: FOUR BEDROOMS: EN SUITE TO MASTER BEDROOM: FAMILY BATHROOM
FRONT & REAR GARDENS: LOVELY VIEWS FROM THE FRONT: DETACHED GARAGE
PARKING: CARRINGTON JUNIOR SCHOOL CATCHMENT
EPC RATING C**



This well presented semi detached family home has been extended at both ground and first floor level and provides spacious accommodation throughout with a lovely view from the front towards Cookham and Marlow.

On the ground floor there are three reception rooms including a sitting room, dining room and a family room. There is also a large kitchen/breakfast room with plenty of fitted units and a cloakroom.

On the first floor there are four good sized bedrooms including a master bedroom with an en suite shower room and a family bathroom.

Other features include double glazed windows and gas fired central heating.

To the front of the property is an enclosed garden with a mature hedge providing plenty of privacy.

The rear garden is laid mainly to lawn with a large paved patio area and a wooden gate that leads to a rear driveway and a detached garage. The driveway and garage are accessed via Rugwood Road.

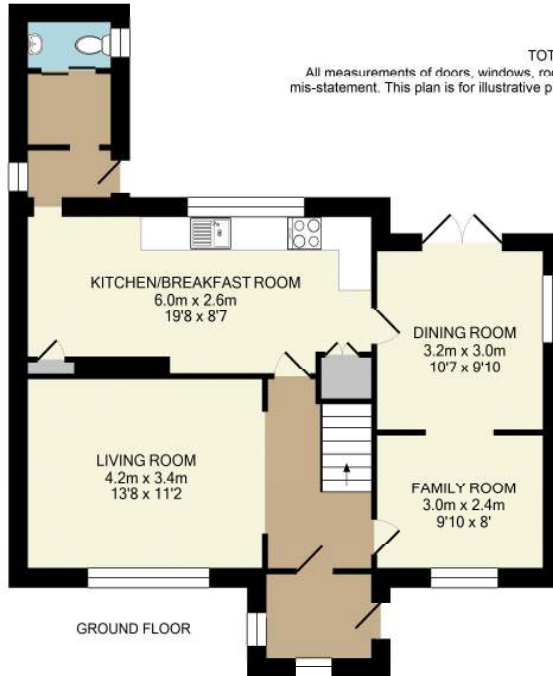
Flackwell Heath is a popular village with a variety of shops for day to day needs plus a selection of pubs and restaurants. The village is also within catchment for the popular High Wycombe and Beaconsfield Grammar Schools and swift access to the M40 motorway is available at Junction 3 or 4.

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

GUIDE PRICE . . . £425,000 . . . 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
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TOTAL APPROX. FLOOR AREA 136.0 SQ.M. (1464 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



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**





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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