

# HUNT & NASH

Est. 1938

[www.huntandnash.co.uk](http://www.huntandnash.co.uk)





# 11 Highfield Road, Flackwell Heath Buckinghamshire HP10 9AN

**LINK DETACHED FAMILY HOME: FOUR DOUBLE BEDROOMS  
BATHROOM & SEPARATE SHOWER ROOM: STUDY  
OPEN PLAN LIVING SPACE: MODERN FITTED KITCHEN  
HIGHLY SOUGHT AFTER LOCATION WITH GOOD SCHOOL CATCHMENT  
SOUTH FACING REAR GARDEN: AMPLE PARKING: NO ONWARD CHAIN  
CUL DE SAC LOCATION: EPC RATING D**



Offered with no onward chain is this superbly appointed four bedroom link detached family home in a popular residential cul de sac within walking distance of both village primary schools and within catchment for the local Grammar Schools in High Wycombe and Beaconsfield.

The accommodation has been remodelled internally to provide a wonderful open plan feel, with full width bi folding doors taking full advantage of the southerly rear aspect. There is a dining area and an L shaped sitting area, giving the house a lovely flow, and the kitchen has been re fitted with a modern range of units above and below fitted worktops with integrated appliances and a matching breakfast bar.

Completing the ground floor accommodation is a study, with sliding doors to the rear garden, and a door into the garage. There is also a useful shower room off the entrance hall.

On the first floor there are four double bedrooms with large picture windows allowing plenty of natural light and there is a tiled modern white bathroom suite including a walk in shower, bath, WC and wash basin.

To the front of the property is a gravelled driveway providing plenty of off road parking leading to an attached garage with an up and over door. The rear garden enjoys a southerly aspect and provides a good deal of privacy with well stocked flower beds and some mature trees and shrubs. There is a paved patio area for dining and a lawn.

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**

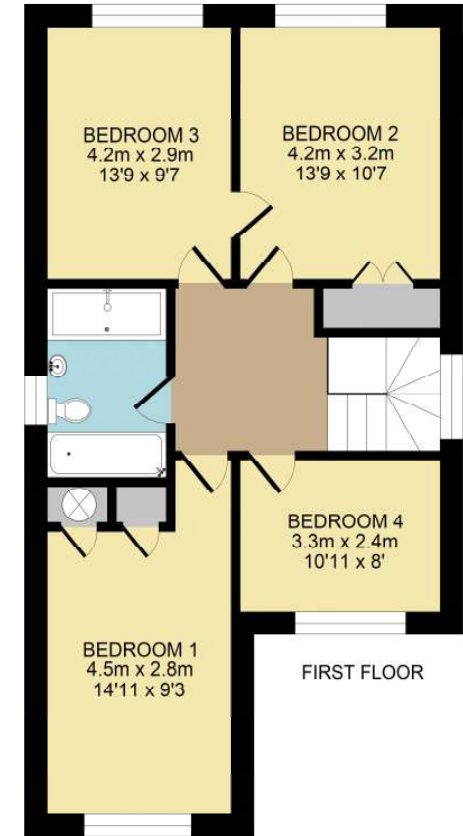
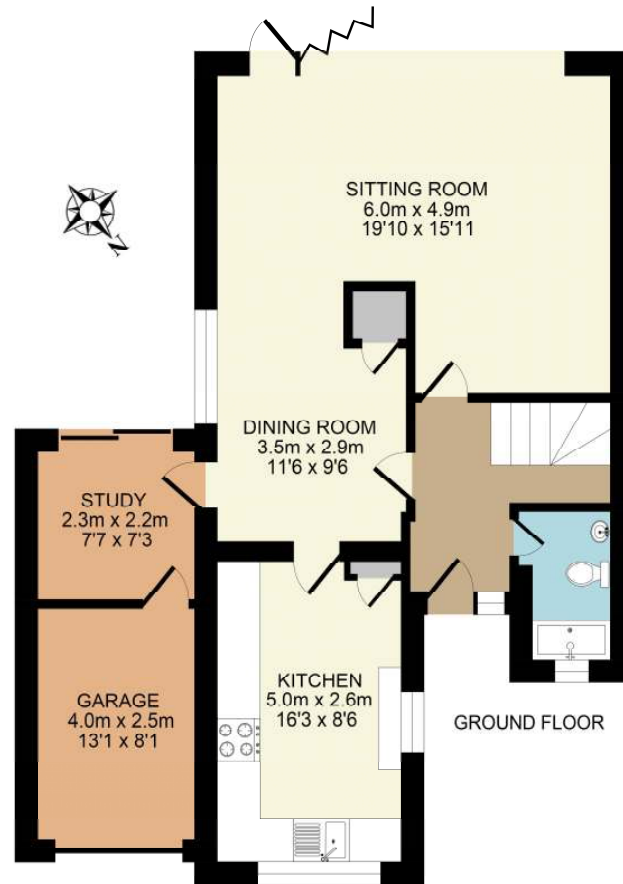
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

**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  
Email: [bourneend@huntandnash.co.uk](mailto:bourneend@huntandnash.co.uk)



TOTAL APPROX .FLOOR AREA 146.2 SQ.M. (1574 SQ.FT.)  
 All measurements of doors, windows, rooms and any other items are approximate and no responsibility is take for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. [www.huntandnash.co.uk](http://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

# HUNT & NASH

Est. 1938

[www.huntandnash.co.uk](http://www.huntandnash.co.uk)

naea  
propertymark

PROTECTED

ESTATE AGENTS BLOCK MANAGEMENT  
RESIDENTIAL LETTINGS & MANAGEMENT

 OnTheMarket.com