



HUNT & NASH

Est. 1938

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51 Chapman Lane, Flackwell Heath Buckinghamshire HP10 9BD



SPACIOUS EXTENDED DETACHED FAMILY HOME
DOUBLE ASPECT SITTING ROOM: DINING ROOM: STUDY: CLOAKROOM
KITCHEN/BREAKFAST ROOM: MASTER BEDROOM WITH EN SUITE
THREE FURTHER BEDROOMS: FAMILY BATHROOM: ROOF TERRACE:
DOUBLE GARAGE WITH WORKSHOP: UTILITY ROOM: WOODEN SUMMERHOUSE
JUNIPER HILL SCHOOL CATCHMENT: NO ONWARD CHAIN: EPC RATING TBC

An attractive four bedroom detached family home that has been extended at ground floor level to provide superb accommodation and take advantage of the privacy that the rear garden affords. Chapman Lane is a highly sought after road in the heart of the village and these imposing homes are hugely popular with families moving to or within Flackwell Heath wanting to be within a short walk of Juniper Hill Primary School.

On the ground floor there is a welcoming entrance hall with a return staircase and a galleried landing letting in plenty of natural light. A double aspect sitting room enjoys double doors out to the rear garden with a covered eating area. There is an adjacent dining room that has been extended with double doors out to the rear and an opening into the kitchen/breakfast room. The kitchen extends to around 20' and is fitted with a range of matching wall and base units. There is a study at the front of the property and a cloakroom.

The first floor comprises of four bedrooms including a master bedroom with fitted wardrobes and an en suite shower room. The three other bedrooms are complemented with a family bathroom and off the second bedroom is a lovely terrace built over the kitchen extension giving a great view of the garden. The rear garden has been landscaped to provide plenty of privacy with patio areas and a central area of lawn, a brick built raised fish pond (drained) and a wooden summer house with rear store.

To the front of the property is an in and out carriage driveway providing ample parking plus a detached double garage with twin up and over doors. There is a covered access between the house and the garage to the rear garden and at the back of the garage is a workshop and a utility room.

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 Junctions 3 or 4.

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 . . . £950,000 . . . 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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**AWAITING
FLOOR PLAN**





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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