

HUNT & NASH

Est. 1938

www.huntandnash.co.uk



19 Rugwood Road, Flackwell Heath Buckinghamshire HP10 9HA

THREE BEDROOM SEMI DETACHED FAMILY HOME
CARRINGTON SCHOOL CATCHMENT
SITTING ROOM: KITCHEN/BREAKFAST ROOM
FIRST FLOOR BATHROOM: GENEROUS WELL MAINTAINED REAR GARDEN
POPULAR LOCATION: WALKING DISTANCE TO LOCAL PRIMARY SCHOOL
COUNCIL TAX BAND D: EPC RATING C



Ideally located within walking distance of Carrington Junior School is this fabulous three bedroom semi detached family house that is being offered to the market for the first time, in a long time, with a surprisingly generous garden and plenty of potential

The ground floor accommodation comprises of a front aspect sitting room and a spacious kitchen/breakfast room that extend across the rear of the property with a lovely aspect over the garden. There is useful utility/store and garden room/home office.

On the first floor there are three generous bedrooms and a family bathroom.

To the front of the property is a small front garden with a path leading to the front door and access to the rear.. The rear garden is of a particularly good size and is laid mainly to lawn with well maintained mature shrubs plus a welcoming patio area .

Agent's Note: Many of the houses in this road have been extended or remodelled and further enquiries concerning this property's potential should be made with the local council.

Flackwell Heath is a popular village with thriving shops, restaurants, pubs and excellent schools The village is situated between Marlow, Beaconsfield and High Wycombe with good access to both the M4 & M40. Beaconsfield station is also within 3 miles offering a swift efficient service to London Marylebone via Chiltern Railways., and about 2 miles away is Bourne End rail station linking via Maidenhead to London Paddington (Elizabeth Line).

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 . . . £445,000 . . . 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
Tel: 01628 522568 Email: bourneend@huntandnash.co.uk



TOTAL APPROX. FLOOR AREA 82.0 SQ.M. (882 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. www.huntandnash.co.uk



GROUND FLOOR



FIRST FLOOR





12 The Parade, Bourne End SL8 5SY
bourneend@huntandnash.co.uk



Note: These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only and prospective buyers are advised to check these for any particular purpose, eg, fitted carpets and furniture. All images and computer generated images are for illustrative purposes only and can vary from property to property. This material is protected by the laws of copyright. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission.