



HUNT & NASH

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# 77 Straight Bit, Flackwell Heath Buckinghamshire HP10 9NE

**SPACIOUS SEMI DETACHED FAMILY HOUSE  
JUNIPER HILL SCHOOL CATCHMENT  
SITTING ROOM: FAMILY ROOM: LARGE CONSERVATORY  
STYLISH MODERN KITCHEN/BREAKFAST ROOM  
FOUR BEDROOMS: EN SUITE BATHROOM: FAMILY SHOWER ROOM  
WALK IN GROUND FLOOR WET ROOM: UTILITY  
100' REAR GARDEN: AMPLE PARKING: EPC RATING D**



Superbly presented four bedroom semi detached family home with almost 1750 sq ft of flexible accommodation within walking distance of Juniper Hill Primary School and the village centre.

The ground floor accommodation has been remodelled and modernised including a lovely front aspect kitchen that is fitted with a comprehensive range of stylish high-gloss units with continuous Silestone worktops and matching wall units. The integrated appliances include a fridge, freezer, dishwasher and a range cooker with a contemporary extractor fan. There is a fitted breakfast bar and a door to the side of the property

The utility room and the large walk in wet room have been converted from the garage by the previous owners and both are very useful additions to this lovely home. The family/dining room and sitting room are well proportioned rooms and the sitting room opens into a spacious L-shaped conservatory with French doors opening to the patio and garden.

On the first floor, the master bedroom is a well proportioned room with an en suite bathroom and there are three further double bedrooms plus a family shower room

The rear garden is a definite feature of this stunning property and extends to a little over 100 ft. with a variety of mature planted raised flower beds with well-stocked seasonal planting. There is a attractive garden pond and a pagoda framed with climbing plants . There is an enclosed vegetable garden and there is a garden shed at the rear boundary. There is an outside power point and gated access to the front of the property via a side path that leads to a block paved driveway providing off road parking.

## **HMRC Anti Money Laundering**

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

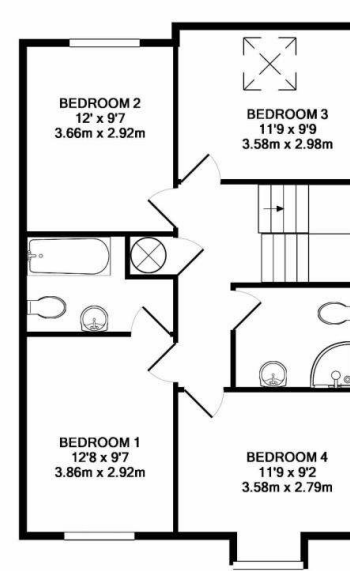
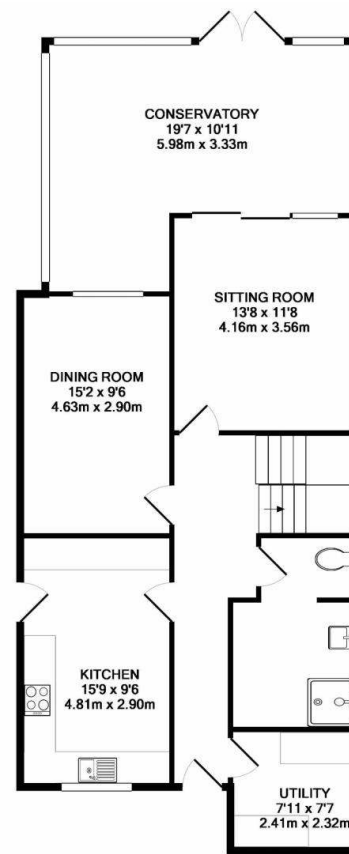
**Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR**

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

## GUIDE PRICE . . . £625,000 . . . 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](mailto:bourneend@huntandnash.co.uk)



TOTAL APPROX. FLOOR AREA 1744 SQ.FT. (162.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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



ESTATE AGENTS BLOCK MANAGEMENT  
RESIDENTIAL LETTINGS & MANAGEMENT

