



22 Beckings Way, Flackwell Heath Buckinghamshire HP10 9JN

EXTENDED DETACHED BUNGALOW: FOUR GOOD SIZE BEDROOMS: SPACIOUS SITTING ROOM: LARGE L-SHAPED KITCHEN/DINNING ROOM WITH BREAKFAST BAR: UTILITY TWO BATHROOMS: ATTACHED GARAGE: AMPLE OFF ROAD PARKING LARGE WELL MAINTAINED REAR GARDEN: QUIET CUL DE SAC NO ONWARD CHAIN: EPC RATING D



Enjoying one of the largest plots in this popular cul de sac, number 22 Beckings Way has been sympathetically extended at the rear to provide spacious, flexible accommodation, taking full advantage of the delightful rear garden.

There is a lovely amount of natural light that flows throughout this property with both the sitting room and kitchen having double sliding doors out to the garden. The kitchen is fitted with an extensive range of matching wall and base units comprising cupboards and drawers plus a very useful breakfast bar and plenty of space for a large dining table and side board.

There are now four good size bedrooms throughout the bungalow, one of which has doors to the garden so could be used as another reception room. There is also a utility room, a refitted family bathroom and a separate shower room.

Attached to the property and with access from the inner hall is a single garage approached via a long driveway providing plenty of off road parking.

A particular feature of this lovely home is the well maintained south westerly facing garden that surrounds the property and is well stocked with a variety of mature fruit trees, shrubs and flower beds. There is a garden shed and plenty of space for a cabin/home office if needed.

This property is available immediately and with no onward chain therefore ideal for taking advantage of the current Stamp Duty Holiday that is available until 31st March 2021.

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 . . . £650,000 . . . 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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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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