





## Property Features

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- Quiet location
- Village centre location
- Potential to extend STP
- Pretty garden
- Garage
- Off street parking

## Full Description

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A beautifully presented 3 bedroom end terrace house with potential to extend. Situated in a popular cul de sac in the heart of the village close to all local amenities and a short drive from the bustling towns of Bourne End and Marlow. Flackwell Heath has excellent junior schools and is in catchment for the prestigious grammar schools in Beaconsfield and High Wycombe.

The property offers 3 generous bedrooms, family bathroom, large sitting/dining room. Outside there is a single garage with ample off street parking. The lovely garden is well maintained with side access.

Flackwell Heath is a charming and sought-after village that offers a wonderful blend of countryside living with easy access to modern amenities. Whether you're looking for outdoor adventures, leisure activities, or cultural experiences, there is something for everyone in this delightful part of Buckinghamshire. For golf enthusiasts, Flackwell Heath Golf Club offers a beautifully maintained 18-hole course with spectacular views of the Chiltern Hills. The village itself has a selection of independent shops, cafes, and traditional pubs and is surrounded by beautiful countryside.

Excellent transport links, with easy access to the M40 at junction 3, making it convenient for commuters heading to London, Oxford, or Birmingham. High Wycombe and Beaconsfield train stations are equi distance away and offer direct services to London Marylebone, making this location ideal for those seeking a balance between countryside charm and urban accessibility.








## 2 Old Kiln Lane, HP10 9NR

Approximate Gross Internal Area  
Ground Floor = 38.3 sq m / 412 sq ft  
First Floor = 44.5 sq m / 479 sq ft  
Garage = 12.9 sq m / 138 sq ft  
Total = 95.7 sq m / 1029 sq ft

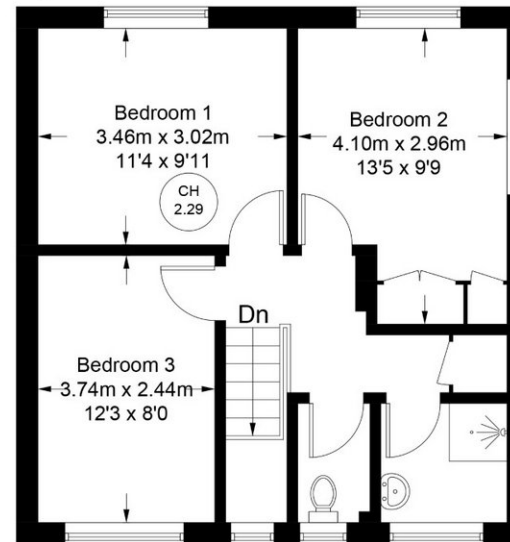


 = Reduced headroom below 1.5m / 5'0

 = Ceiling Height



**Ground Floor**



**First Floor**

Floor Plan produced for Kingshills by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements