





# 27 Rugwood Road, Flackwell Heath, Buckinghamshire, HP10 9HA

Offered to the market in immaculate condition throughout, this bright and spacious three bedroom terraced family home provides comfortable modern living in a highly desirable village setting. Situated on a quiet residential road, the property is located in the ever popular village of Flackwell Heath, within walking distance of well regarded local schools, village shops and excellent transport facilities, including Junction 4 of the M40. The accommodation comprises; enclosed porch, spacious lounge filled with natural light, modern fitted kitchen/breakfast room, three good size bedrooms and a contemporary family bathroom. The property further benefits from an enclosed rear garden with side access, ample on-street parking, gas central heating and UPVC double glazing. Flackwell Heath is a thriving and friendly community offering a range of amenities including cafés, pubs, restaurants, a golf club and beautiful green spaces such as The Common.

The village enjoys an excellent balance of peaceful semi-rural living while remaining conveniently close to nearby towns such as Beaconsfield, providing direct rail links to London and a wider selection of shops and leisure facilities.

**\*\* PLANNING PERMISSION IN PLACE FOR 6M X 6M REAR EXTENSION \*\***



**SOUGHT AFTER VILLAGE LOCATION  
GOOD CONDITION THROUGHOUT  
LARGE ENCLOSED REAR GARDEN  
ENCLOSED PORCH  
MODERN KITCHEN/BREAKFAST ROOM  
SPACIOUS LOUNGE  
CLOSE TO PARK & GREEN SPACE  
UPVC DOUBLE GLAZING  
GAS CENTRAL HEATING  
SHORT WALK OF VILLAGE CENTRE**











## Rugwood Road

Approximate Gross Internal Area  
 Ground Floor = 467 sq ft / 43.4 sq m  
 First Floor = 436 sq ft / 40.5 sq m  
 Store = 50 sq ft / 4.7 sq m  
 Total = 953 sq ft / 88.6 sq m



Floor Plan produced for Hursts 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.

**Hurst**  
 Estate Agents

The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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