



13 BERNARDS WAY, FLACKWELL HEATH
PRICE: £1,050,000 FREEHOLD



**13 BERNARDS WAY
FLACKWELL HEATH
BUCKS HP10 9EQ**

PRICE: £1,050,000 FREEHOLD

A very well presented, spacious four bedroom two bathroom detached family home situated on a sought after private cul-de-sac.

**PRIVATE REAR GARDEN:
FOUR DOUBLE BEDROOMS – ONE WITH
ENSUITE SHOWER ROOM: WALK IN
WARDROBE: ENTRANCE HALL:
LIVING ROOM: SUPERB OPEN PLAN L
SHAPED KITCHEN/DINING/FAMILY SPACE:
SNUG: STUDY: FAMILY BATHROOM:
AMPLE DRIVEWAY PARKING:
INTEGRAL GARAGE: DOUBLE GLAZING:
GAS CENTRAL HEATING.**

TO BE SOLD: this well-appointed detached family home has been extended and improved in recent years to a high standard to provide such features as a superb open plan L shaped kitchen/dining/family space with vaulted ceiling, large living room, further reception room, study, four double bedrooms – one with ensuite shower room, two with shared access to a walk in wardrobe, private rear garden with detached garden room and carriage driveway providing off street parking. Flackwell Heath village centre which has a range of amenities for day to day needs including shopping, sporting and social. Schooling in the area is highly regarded. The M40 motorway is either accessible at Junction 3 (Wycombe East) or at Junction 2 (Beaconsfield) and there are railway stations in nearby Bourne End and also in Beaconsfield linking to London Paddington, via Maidenhead, which will connect to Crossrail one day, and London Marylebone respectively. The accommodation comprises:

Double glazed front door to **ENTRANCE HALL** radiator, solid timber flooring and stairs to First Floor Landing.

CLOAKROOM low level w.c., wall mount hand wash basin, radiator, under stairs storage cupboard, tiled floor.

FAMILY ROOM double glazed bay window to front, radiator and television aerial point.



LIVING ROOM double glazed window to front, open fire with ornate masonry surround, fitted shelving, radiator, solid wood flooring, bi-folding doors to

OPEN PLAN KITCHEN/DINING/FAMILY SPACE



Kitchen fitted with a range of wall and base Shaker style units with Quartz work surfaces over, space for six ring burner Range with cooker hood over, space for American style fridge freezer, inset Belfast ceramic sink with mixer and filter taps, integrated dishwasher, island incorporating storage units and breakfast bar, double glazed window to side, tiled floor with underfloor heating.



Dining/Family Space with twin sets of bi-folding double glazed doors opening onto rear garden, underfloor heating, double glazed window to either side, vaulted ceiling with double glazed roof light, tiled floor and television aerial point.

STUDY double glazed window to rear and double glazed door into rear garden, fitted shelving and radiator.

INTEGRAL GARAGE with electric door, power and light, wall mounted gas central heating boiler with Mega flow tank and radiator.

UTILITY ROOM fitted with a range of wall and base Shaker style units, stainless steel sink, space and plumbing for washing machine and tumble dryer, double glazed window and double glazed door into side access, tiled flooring.

FIRST FLOOR

LANDING double glazed roof light, radiator, access into loft space.



BEDROOM ONE double glazed window to front, radiator and fitted storage cupboard.

ENSUITE SHOWER ROOM suite comprising enclosed shower cubicle with wall mounted shower unit, pedestal basin, low level w.c., double glazed frosted window and heated towel rail, part tiled walls.



BEDROOM TWO double glazed window to rear, radiator and fitted wardrobe.

BEDROOM THREE double glazed window to rear, radiator, television aerial point and door to

JACK & JILL WALK IN WARDROBE with fitted rails, shelving and door opening to

BEDROOM FOUR double glazed window to front, radiator and door opening onto Landing.



FAMILY BATHROOM Fitted suite comprising of fully enclosed shower cubicle with wall mounted shower unit, panel bath with mixer taps, low level W/C, wall mounted hand wash basin, double glazed frosted window, heated towel rail and part tiled walls.

OUTSIDE

TO THE FRONT is a gated carriage driveway laid to gravel providing off street parking for several cars with timber fence and mature hedge surround, gated side access to

TO THE REAR is a private garden mainly laid to Astroturf with paved patio to the rear of the property and further paved patio area to the rear of the garden with sunken trampoline surrounded by mature shrubs, timber fence panel surround and storage area enclosed by timber fence.

GARDEN ROOM timber framed room with power and light, double glazed sliding door.

BOU0940124 **EPC BAND: C**

COUNCIL TAX BAND: G

VIEWING Please contact our Bourne End office bourneend@andrewmilsom.co.uk or 01628 522 666.

DIRECTIONS: Approaching Bernards Way using Fennels Way, using postcode **HP10 9EQ** proceed into Bernards Way where the subject property will be found, after a short distance, on the left hand side.

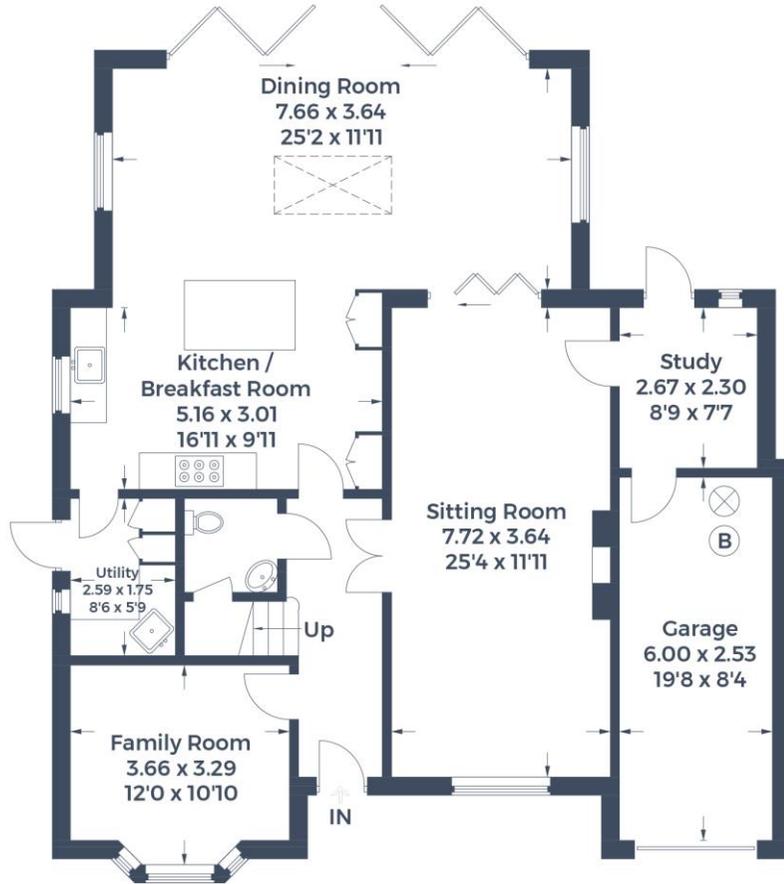
MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

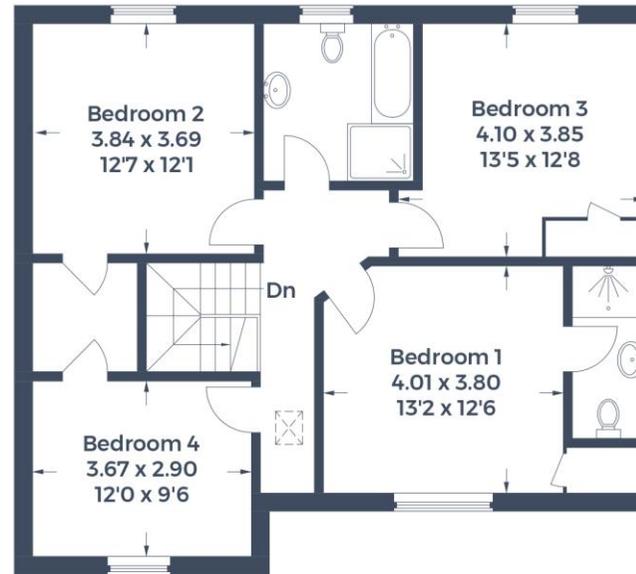
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.



Approximate Gross Internal Area
 Ground Floor = 128.9 sq m / 1,388 sq ft
 First Floor = 82.9 sq m / 892 sq ft
 Garden Room = 10.2 sq m / 110 sq ft
 Total = 222.0 sq m / 2,390 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.