



12 THE MEADOWS, FLACKWELL HEATH
PRICE: £825,000 FREEHOLD

am ANDREW
MILSOM

**12 THE MEADOWS
FLACKWELL HEATH
BUCKINGHAMSHIRE
HP10 9LX**

PRICE: £825,000 FREEHOLD

An extremely spacious and extended three/four bedroom detached bungalow situated at the end off this popular quiet cul-de-sac within walking distance of the local shops and amenities.

**PRIVATE WELL-KEPT REAR AND FRONT GARDENS: THREE/FOUR BEDROOMS:
ONE BATHROOM: ONE SHOWER ROOM
ENTRANCE HALL: LIVING ROOM:
DINING ROOM: STUDY:
KITCHEN/BREAKFAST ROOM:
UTILITY ROOM: DOUBLE GLAZING:
GAS CENTRAL HEATING:
DOUBLE GARAGE:
PLENTY OF DRIVEWAY PARKING.**

TO BE SOLD: an extended detached bungalow providing well planned and adaptable living accommodation with a large front garden and further private gardens to the rear benefitting from a double garage and plenty of driveway parking. Flackwell Heath and Bourne End provide a range of shopping facilities for day-to-day needs, doctor's surgery and schooling in the area is highly regarded. There is a branch line railway station in Bourne End linking, via Maidenhead, to London Paddington which now links to the Elizabeth Line. There are also railway stations in High Wycombe and Beaconsfield with train service to London Marylebone. Motorway access to the M40 and M4 can be gained at High Wycombe and Maidenhead respectively.

The accommodation comprises:

Part glazed front door to **ENTRANCE HALL** with skirting radiators, storage cupboard loft access, door to;

STUDY with front facing double glazed window, skirting radiators.



SHOWER ROOM a white suite of quadrant tiled shower cubicle, wash hand basin with vanity cupboard under, mirror above, low level wc, heated towel rail, double glazed window, tiled walls and floor. Airing cupboard housing hot water cylinder.



LIVING ROOM A large triple aspect room, bay window with window seat, electric fire with brick and slate surround, skirting radiators, wall lights.



KITCHEN/BREAKFAST ROOM with a range of wooden wall and base units, cupboard housing electric oven and microwave oven, induction hob, with extractor over, one and a half bowl stainless steel sink with drainer, tile splashback, double aspect double glazed windows overlooking the rear garden, radiator, tiled flooring, door to

UTILITY ROOM with space and plumbing for washing machine and fridge freezer. Wall hung cupboards, Valiant gas boiler, double glazed door to rear garden.

DINING ROOM Previously used as a bedroom, double glazed window, skirting radiators, door through to;



BEDROOM ONE A double room with over head cupboards and further built in wardrobes, double glazed window with radiator under, door to;

SECONDARY LOBBY with radiator, access to separate wc, storage cupboard, door to second bedroom and;



BATHROOM A white suite of panelled bath with mixer taps, pedestal wash basin, bidet, cupboard housing secondary boiler, double glazed window to rear, heated towel rail, tiled floor and walls.



BEDROOM TWO a rear aspect room with double glazed window, skirting radiators, built in wardrobe and vanity table.



BEDROOM THREE with double glazed window, skirting radiators, built in wardrobes.

OUTSIDE



TO THE REAR is a wrap around, well maintained area of garden where to the rear of the house is a paved seating area with a step up to the remainder of the garden which is predominantly laid to lawn with panel fence surround and well stocked flower and shrub borders. There is also a detached **DOUBLE GARAGE** with light and power.



TO THE FRONT is driveway parking for multiple cars and a large area of lawn.

BOU1130324 EPC BAND: D

COUNCIL TAX BAND:

VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or **01628 890707**.

DIRECTIONS: using the postcode **HP10 9LX** the subject property can be found at the end of the road.

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.

Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

Approximate Gross Internal Area = 148.9 sq m / 1,603 sq ft
Garage = 26.9 sq m / 289 sq ft
Total = 175.8 sq m / 1,892 sq ft

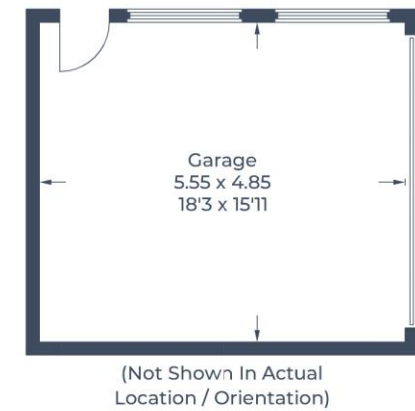
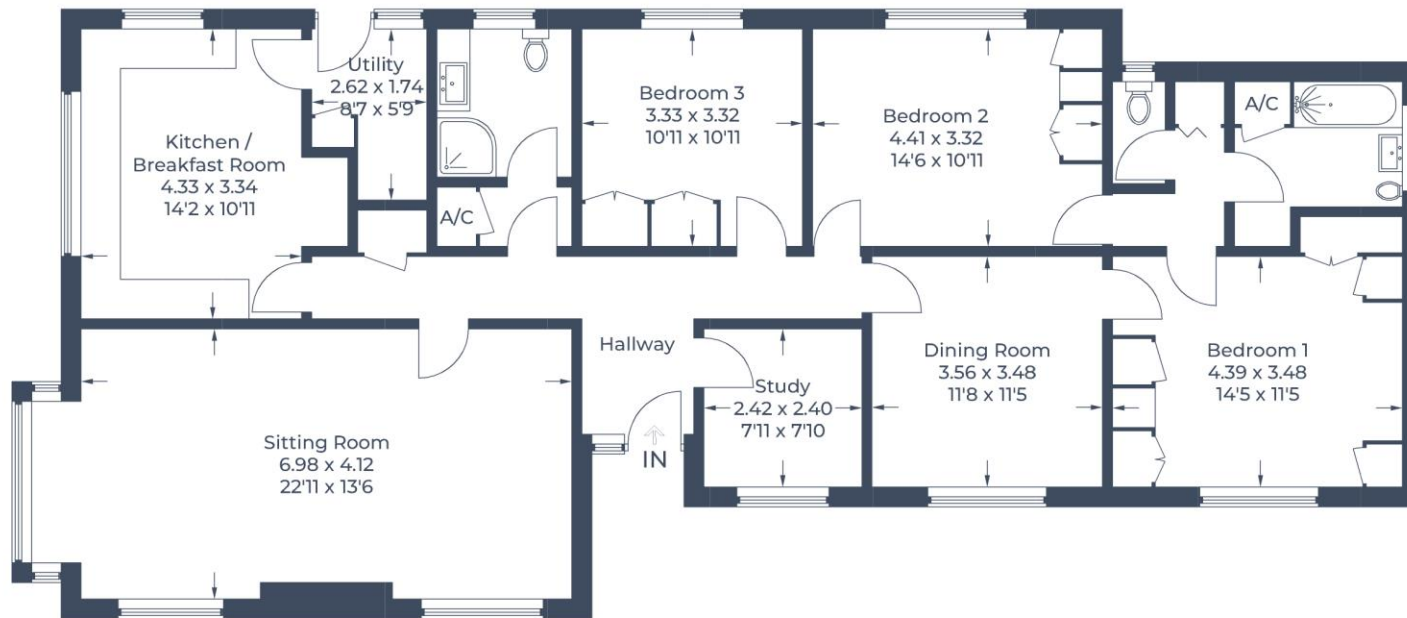


Illustration for identification purposes only,
measurements are approximate, not to scale.