



24A SWAINS LANE, FLACKWELL HEATH
PRICE: £795,000 FREEHOLD

am ANDREW
MILSOM

**24A SWAINS LANE
FLACKWELL HEATH
BUCKS HP10 9BU**

PRICE: £795,000 FREEHOLD

This brand new three bedroom, two reception detached family home situated in a quiet, tucked away location within walking distance to Flackwell Village.

**SOUTH FACING REAR GARDEN:
ENTRANCE HALL: OPEN PLAN
KITCHEN/DINING/LIVING ROOM:
SEPARATE LOUNGE: WC:
STUDY: THREE BEDROOMS TO THE FIRST
FLOOR – ONE WITH ENSUITE: FAMILY
BATHROOM:
UNDERFLOOR HEATING:
10 YEARS BUILD ZONE WARRANTY:
NO ONWARD CHAIN**

TO BE SOLD: This cleverly designed, versatile home has recently been finished to a high standard and is set within a quiet, tucked away location in Flackwell Heath. The property comprises a stunning two-toned, Shaker style kitchen with matching kitchen Island leading through to the open plan living/dining area perfect for modern day living. There is a separate lounge with bi-fold doors out to the garden, a downstairs cloakroom and a further reception/fourth bedroom to the ground floor. Upstairs you will find three bedrooms, one with an ensuite shower room and a further family bathroom. Outside there is a private south facing garden and gravelled driveway parking to the front. 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 which links to the Elizabeth line Via Maidenhead and

Beaconsfield which has a direct route to London Marlybone.
The accommodation comprises:

ENTRANCE HALL with cloak cupboard and doors to;



KITCHEN/LIVING/DINING ROOM A two toned Shaker style kitchen with matching kitchen Island, wall and floor units comprising cupboards and draws, integrated dishwasher, ovens, five ring gas hob with extractor fan over, inset sink unit with mixer taps, space and plumbing for washing machine and dryer. Double glazed sash windows to the front, wood effect flooring throughout the dining/living area with double glazed window to the side and bi-fold doors out to the patio.



LOUNGE with double doors from the hallway and a lovely rear aspect and bi-fold doors to the patio, tv-aerial point.

CLOAKROOM with low level WC and pedestal wash hand basin.



STUDY a front facing room with double glazed sash windows.

FIRST FLOOR LANDING With Velux windows and eaves storage.



BEDROOM ONE a rear facing room with double glazed sash windows with radiator under, door to;



ENSUITE SHOWER ROOM a white suite of double shower cubicle rainforest shower head and separate spray, built in shelf, glass sliding door, low level wc, and wash hand basin with vanity under and mirror over. Tile floor and part tiled walls, heated towel rail.



BEDROOM TWO with double glazed sash windows to the front and radiator under.



BEDROOM THREE with double glazed sash windows to the front with radiator under.



FAMILY BATHROOM a four piece suite of glass shower cubicle with rainforest shower head and separate spray, built in shelf, enclosed bath with hand held shower spray, wash hand basic with vanity drawers under, low level wc. Heated towel rail.

OUTSIDE

TO THE FRONT benefits from charging point wiring with a shared, gravelled driveway with space for multiple cars.



REAR GARDEN the private south facing rear garden is mainly laid to lawn with mature shrubs surrounding and a patio area directly adjacent to the property reaching to the front drive.

BOU160 EPC BAND: B

COUNCIL TAX BAND:

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

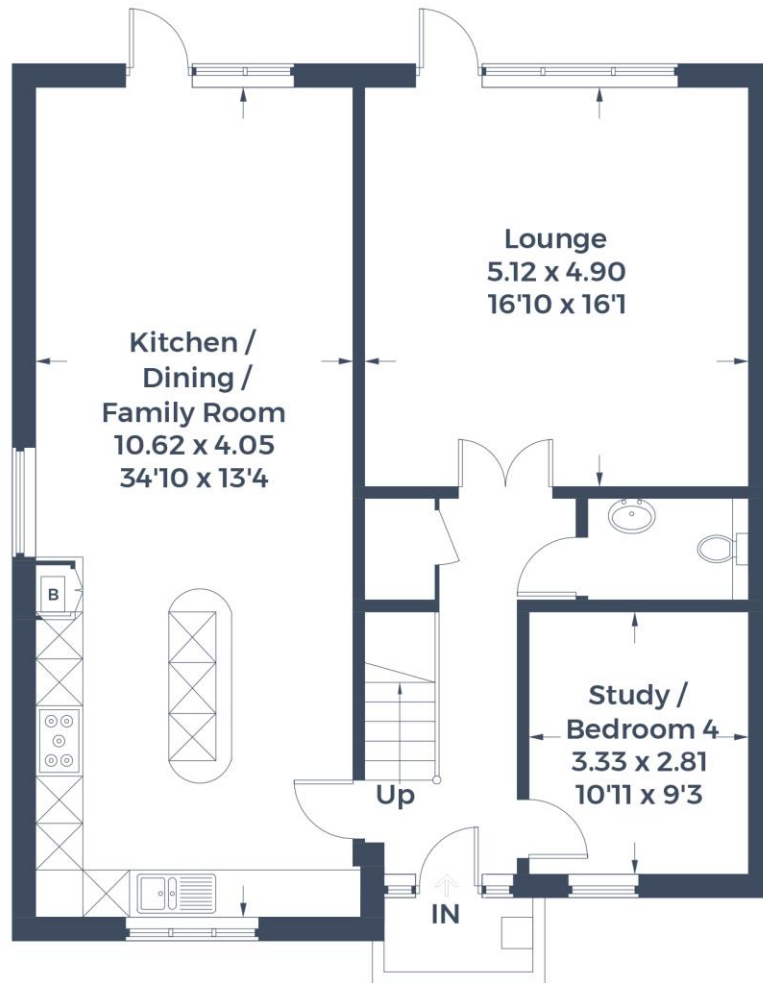
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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.

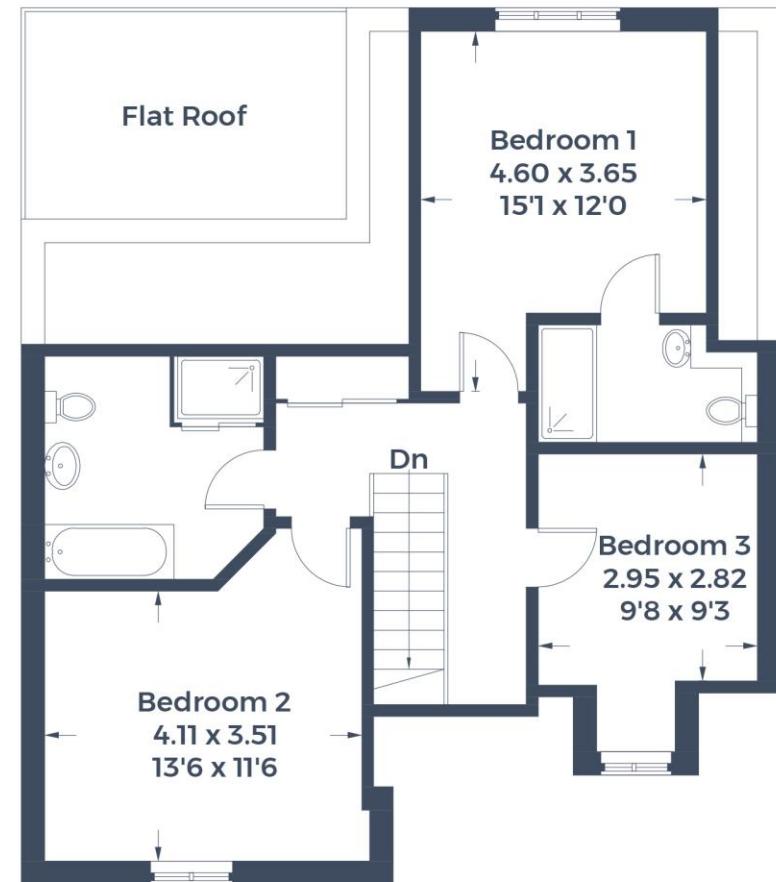
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

DRAFT DETAILS

Approximate Gross Internal Area = 162.9 sq m / 1,753 sq ft



Ground Floor



First Floor

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.

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