



37A STRAIGHT BIT, FLACKWELL HEATH
PRICE: £700,000 FREEHOLD

am ANDREW
MILSOM

**37A STRAIGHT BIT
FLACKWELL HEATH
BUCKS HP10 9LT**

PRICE: £700,000 FREEHOLD

A 1970's built four bedroom detached family home providing ample scope to improve, remodel and extend, subject to usual planning consent situated in this convenient setting within level walking distance of Flackwell Heath village centre.

**GOOD SIZE & PRIVATE REAR GARDEN:
FOUR BEDROOMS: BATHROOM:
ENTRANCE HALL: SHOWER ROOM:
GOOD SIZE LIVING ROOM:
OPEN PLAN KITCHEN/DINER:
PARTLY DOUBLE GLAZED:
GAS CENTRAL HEATING TO RADIATORS:
DRIVEWAY PARKING:
GARAGE:
NO ONWARD CHAIN.**

TO BE SOLD: situated in this convenient setting and close to local primary schools, a four bedroom detached family home in need of some modernisation and providing ample scope to remodel and extend, subject to usual planning consent. Both 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 will connect to Crossrail one day. There are also railway stations in High Wycombe and Beaconsfield with train service to London Marylebone. Motorway access to the M40 and M40 can be gained at High Wycombe and Maidenhead respectively.

The accommodation comprises:

COVERED ENTRANCE PORCH with glazed front door to

ENTRANCE HALL stairs to First Floor Landing, radiator.

SHOWER ROOM tiled and glazed shower cubicle with fitted Mira shower, pedestal wash hand basin, low level w.c., space and plumbing for washing machine, tiled floor.



LIVING ROOM a dual aspect room with sliding doors to the rear garden and double glazed picture window to the front, exposed brick fireplace, television aerial point, radiator.

OPEN PLAN KITCHEN/DINER



KITCHEN fitted with Shaker style floor and wall units, wood effect work surfaces, one and a half bowl single drainer sink unit, ceramic hob with extractor fan over and oven below, space and plumbing for dishwasher, wooden flooring, integrated fridge freezer, rear aspect window and door to side.



DINING AREA with front aspect double glazed window, exposed brick wall, wooden flooring and radiator.

FIRST FLOOR

LANDING front aspect picture window, airing cupboard, access to loft space.



BEDROOM ONE a front aspect room with picture window, radiator, built in wardrobe.

BEDROOM TWO a rear aspect room with picture window providing views over the rear garden and bowling green, radiator, built in wardrobe.

BEDROOM THREE a rear aspect room with picture window providing views over the rear garden, radiator, built in wardrobe.

BEDROOM FOUR a front aspect room with picture window, radiator, built in wardrobe.



BATHROOM white suite comprising enclosed panel bath with Mira shower over, vanity wash hand basin, low level w.c., radiator, frosted window, tiled floor.

OUTSIDE

TO THE FRONT of the property is an enclosed area of lawned garden with driveway to one side and a **SINGLE GARAGE** with up and over door. Gated side access then leads to the side of the property where there is a further area of garden with timber shed and access to



THE REAR GARDEN which offers a high degree of privacy predominantly laid to lawn with raised deck, panel fence surround measuring approximately 75'22.86m) in length.

Ref: TMD

EPC BAND: D

VIEWING: To avoid disappointment, please arrange to view with our **Bourne End office on 01628 522666**. We shall be pleased to accompany you upon your inspection.

DIRECTIONS: From our Bourne End office in The Parade turn left, continue through the village taking the next turning right into Blind Lane. Continue to the top of the hill and at the T junction turn right onto Northern Woods and at the roundabout turn left onto Straight Bit where the subject property can be found approximately a quarter of a mile on the right hand side.

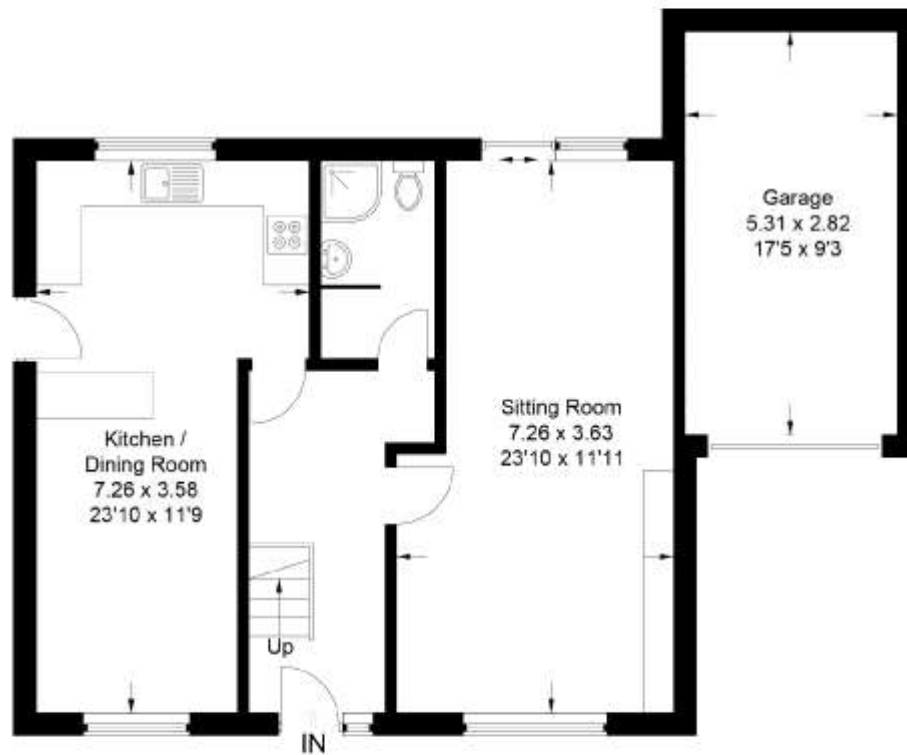
MONEY LAUNDERING REGULATIONS:

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.

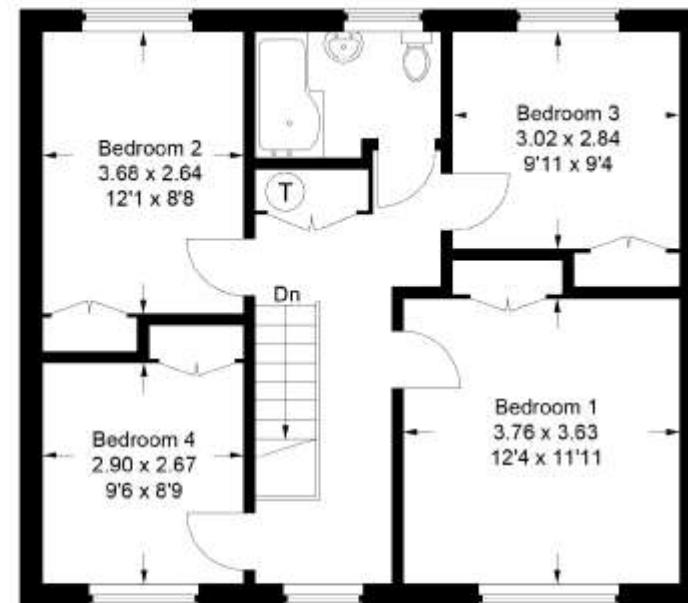
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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

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

Approximate Gross Internal Area
Ground Floor = 61.3 sq m / 660 sq ft
First Floor = 60.9 sq m / 655 sq ft
Garage = 14.8 sq m / 159 sq ft
Total = 137 sq m / 1,474 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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