



23 CHAPMAN LANE, FLACKWELL HEATH
Price £850,000 FREEHOLD

am ANDREW
MILSON

**23 CHAPMAN LANE
FLACKWELL HEATH
BUCKS HP10 9AZ**

PRICE: £850,000 FREEHOLD

An individual detached four bedroom home with one bedroom detached timber lodge in the garden situated in this convenient setting within level walking distance of Flackwell Heath village centre.

CIRCA 130 FT REAR GARDEN: FOUR BEDROOMS: 2 BATHROOMS (ONE EN SUITE): SPACIOUS HALL: CLOAKROOM LIVING ROOM OPENING TO DINING AREA: STUDY/NOOK: KITCHEN/BREAKFAST ROOM: UTILITY: DOUBLE GLAZED: GAS CENTRAL HEATING TO RADIATORS: IN & OUT DRIVEWAY PARKING: GARAGE

TIMBER LODGE – OPEN PLAN LIVING/DINING KITCHEN: INNER HALL WITH UTILITY: BEDROOM & BATHROOM ELECTRIC HEATERS: DOUBLE GLAZING VERANDA & TERRACE

TO BE SOLD: situated in this convenient setting and close to local primary schools, a four bedroom detached family home in excellent condition throughout with free flowing lay out, large secluded garden, garage and ample driveway parking. There is a superb detached timber Lodge house at the bottom of the garden, ideal for family/guests/lodgers. 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. 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:

Covered entrance porch with glazed front door to

ENTRANCE HALL of spacious design, large floor tiles, turning stairs to floor.

CLOAKROOM with large floor tiles, wash basin, low level wc, window to front.

LIVING ROOM with marble fireplace and bay window to front, opening to



DINING AREA with bay window incorporating french doors to the garden, door kitchen and to Study/Nook



STUDY/NOOK with wood effect floor, aspect over garden

KITCHEN/BREAKFAST ROOM fitted with wood fronted base & eye level units, ample stone effect work tops which incorporate sink with mixer tap, gas hob with extractor above and double electric oven below, integrated dishwasher, space for fridge/freezer, larder cupboard, large floor tiles, aspect to rear, door to garden and to utility.



UTILITY ROOM with limed oak units, tiled work tops & sink unit, space & plumbing for washing machine and space for tumble dryer, large floor tiles.

FIRST FLOOR

LANDING with access to loft space housing gas fired boiler. pace.

BEDROOM ONE a rear aspect room with bay window, door to en suite



EN SUITE BATHROOM with white suite of spa bath with mixer tap & shower attachment, pedestal wash hand basin, low level wc, shower cubicle with shower unit, heated towel rail, large floor tiles, window to rear, airing cupboard with hot water tank.



BEDROOM TWO with aspect to front.

BEDROOM THREE with aspect to front

BEDROOM FOUR a rear aspect room.

FAMILY BATHROOM with white suite of panelled bath with mixer tap & shower attachment, pedestal

wash hand basin, low level wc, shower cubicle with wall mounted shower unit, heated towel rail, large floor tiles, window to side.

OUTSIDE

TO THE FRONT of the property is an in and out paviour driveway offering parking for several vehicles behind hedging and low brick walls. There is a **SINGLE GARAGE** with light & power. Gated side access then leads to the side and **REAR** of the property where there is a wide paved patio and long pathway running adjacent to a generous level lawn with established beds and mature hedgerow. At the bottom of the garden there is a further patio and veranda in front of the Lodge. There is a summerhouse and garden shed.



Ref: BOU 234 EPC Rating C Council Tax Band G

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.

SAT NAV POSTCODE HP10 9AZ

ANTI MONEY LAUNDERING (AML). All estate agencies, except those engaged solely in lettings work must comply with AML regulation. As a result on agreement of a purchase you will be invited to complete a mandatory AML check at a cost of £30 Plus VAT per named buyer.

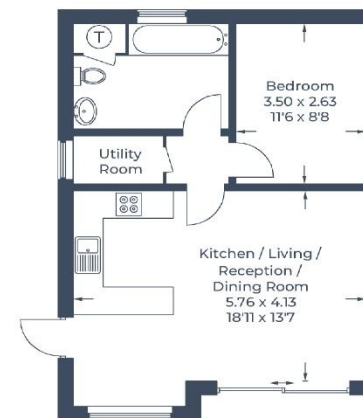
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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

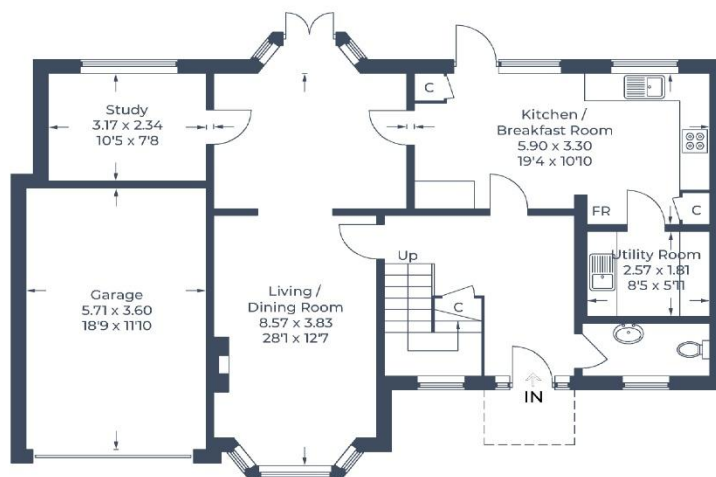
Approximate Gross Internal Area
 Ground Floor = 80.1 sq m / 862 sq ft
 First Floor = 72.9 sq m / 785 sq ft
 Annexe / Garage = 67.9 sq m / 731 sq ft
 Total = 220.9 sq m / 2,378 sq ft



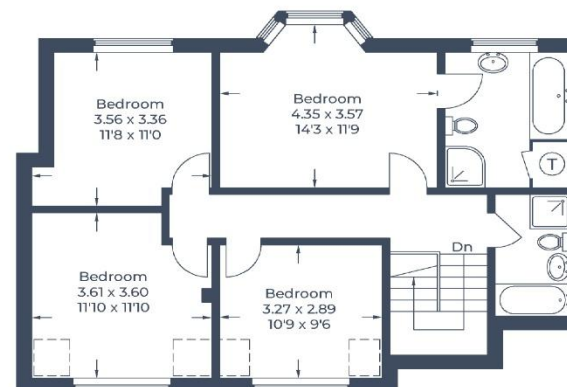
 = Reduced headroom below 1.5m / 5'0



(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

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