

Trusted since 1802
HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS



Beech Hedges, 1 Home Meadow Drive
Flackwell Heath HP10 9JY

Asking Price £700,000
Freehold

Beech Hedges

1 Home Meadow Drive

Flackwell Heath HP10 3JY

A Two Bedroom Detached Bungalow in a Private Drive

- **NO ONWARD CHAIN**
- Superb Wrap-Around Garden
- Spacious Living Room
- Dining Room
- Fitted Kitchen
- Conservatory
- Two Double Bedrooms
- Bedroom One with En Suite W.C.
- Fitted Shower Room
- Separate Single Garage & Driveway



Offered to the market with **NO ONWARD CHAIN**, is this delightful Detached Two Bedroom Bungalow sitting on a substantial plot with pretty wrap around gardens. Whilst requiring some updating, this lovely property has great potential to improve/extend (Subject to Planning Permission) providing an ideal opportunity to create a beautiful family home. Planning permission was previously granted in 2008 (08/07536/FUL | Construction of single storey front extension). This superb property is located in a quiet, Private Drive within the vibrant, friendly community of Flackwell Heath. A variety of shops, pubs and restaurants can be found in the Village whilst there are further amenities in the nearby towns. The area is well regarded for its excellent schooling including John Hampden Grammar and Beaconsfield High School whilst the popular Carrington and Juniper Hill schools are within walking distance.

Accommodation

A wooden gate opens into the lovely garden with decorative, pea shingle pathway to the front door opening into the Entrance Hall with doors to all rooms. The spacious and bright front aspect Living Room leads through to the double aspect Dining Room offering views out into the garden and access through to the Conservatory - French Doors from the Conservatory open onto the sunny patio. The Kitchen is of a good size with lots of storage, fitted with a range of antique pine eye level, base units and tall units with complementary worktops over and double Butler sink. The floor is tiled and a Cottage style stable door opens to the outside. Both Bedrooms are Doubles, with Bedroom One benefitting from an en-suite W.C., there is also a fitted Shower Room.



Exterior

The wrap-around Gardens are mainly laid to lawn with mature shrub and plant borders and patio to enjoy a cup of coffee in the sun. A wooden Summerhouse provides garden storage and a gate leads to the separate detached Garage with pea shingle Driveway. ***Please Note:** We have been advised by the Vendors that the grass verge opposite the property falls within the Title and could provide additional parking.

Situation

Flackwell Heath is a large village with its own community, shopping parade, cricket ground and local infant and junior schools. It is situated about two miles from the village of Bourne End and about four miles from the town of Marlow. The railway station in nearby Bourne End provides access to London (Paddington via Maidenhead) and access to the M4 and M40 is within a short drive .

Directions

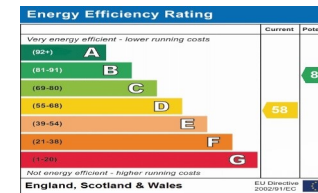
From the offices of **Simmons & Sons** Marlow proceed out of Marlow along the A4155 across the A404 roundabout toward Little Marlow passing the Kings Head pub on the right and farm shop on the left - continue to Bourne End. Before entering Bourne End Parade, take the turning on the left "Blind Lane" and continue to the T Junction at the end of the road turning left on to Green Dragon Lane. Once on Green Dragon Lane take the 2nd turning on the left into Home Meadow Drive where the property will be found immediately on the left hand side. A representative from **Simmons & Sons** will meet you at the property.



Council Tax/Wycombe

Tax Band E

Approximate Gross Internal Area 986 sq ft – 92 sq m



Services

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey and it is not our firm's policy to test services and domestic appliances, so we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

* Purchasers are advised to check with schools directly regarding catchment criteria.

VIEWINGS - Strictly by appointment with:

Simmons & Sons

T: 01628 484353

E: sales@simmonsandsons.com



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

sales • lettings & management • commercial • development • rural

32 Bell Street
Henley-on-Thames
Oxon
RG9 2BH
T: 01491 571111

1 High Street
Marlow
Bucks
SL7 1AX
T: 01628 484353

12 Wote Street
Basingstoke
Hants
RG21 7NW
T: 01256 840077

Peper Harow
The Estate Office
Godalming
GU8 6BQ
T: 01483 418151

