

# CRENDON HOUSE

Est. 1971

## Flackwell Heath - Detached Bungalow £575,000-



A beautifully presented Detached Bungalow situated on a popular & quiet road within walking distance of the village centre of Flackwell Heath and all of its amenities. This spacious bungalow sits on a generous plot with the stunning private garden approaching 80 feet in depth and the paved driveway to the front providing off-road parking for several vehicles. The property offers numerous benefits such as the recently re-fitted kitchen and bathroom, a large secure storage outhouse, 2 reception rooms, a conservatory, gas central heating, double glazing AND the potential to extend in to the large loft space (subject to planning) This property needs to be seen to be truly appreciated.

EPC Rating – C      Council Tax Band - E

Detached Bungalow  
Beautiful Garden  
Large Storage Outhouse

Modern Kitchen & Bathroom  
Large Driveway  
2 Double Bedrooms

# 100 Georges Drive, Flackwell Heath, High Wycombe, Buckinghamshire, HP10 9JH

## Ground Floor



Total area: approx. 96.5 sq. metres (1039.1 sq. feet)

These measurements are not to an exact scale, more they are for guidelines and to give a rough estimate  
Plan produced using PlanUp.

### **Porch:**

Door to

large walk-in larder cupboard, door to side, double glazed window to rear aspect Wall mounted Gas Boiler.

### **Entrance Hall:**

Radiator, loft access

### **Outhouse:**

Of timber construction with secure doors front & back. Provides extra dry storage along with access to the rear garden from the front of the property

### **Living Room:** 16' 10" x 11' 9" (5.13m x 3.58m)

Brick-built open fireplace with tiled hearth and wood surround, sliding doors to garden, 2 x radiators, television point, dimmer switch, wall light points, arch opens to -

### **Bedroom 1:** 12' 7" x 11' 11" (3.83m x 3.63m)

Bay window to front aspect, radiator, fitted wardrobes.

### **Dining Room:** 15' 4" x 10' 0" (4.67m x 3.05m)

Double glazed window to front, radiator, doors to conservatory.

### **Bedroom 2:** 10' 6" x 8' 11" (3.20m x 2.72m)

Bay window to front aspect, radiator.

### **Conservatory:** 8' 8" x 8' 7" (2.64m x 2.61m)

Dual aspect with double glazed windows to side & rear, doors to garden

### **Family Bathroom:**

Recently re-fitted with fully tiled walls & floor. Large double walk-in shower, wash hand basin with storage cupboards underneath, concealed cistern WC, frosted double glazed window to side aspect, heated towel rail, down-lighters

### **Kitchen:** 11' 9" x 8' 11" (3.58m x 2.72m)

Recently re-fitted with a range of base & eye level units with roll-top work surfaces incorporating a single sink with drainer & mixer tap. Space for oven, fridge/freezer. Space & plumbing for washing machine. Down-lighters,

### **Rear Garden:**

A very well maintained colourful & private garden approaching 80 feet in depth. Fully enclosed with timber fencing there is a timber entertaining deck area, a further stone patio, sunken large pond. There is a large lawn area with mature shrub, tree & flower borders.

### **Please Note**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this employment has the authority to make or give any representation or warranty in respect of the property.

**TO VIEW THIS PROPERTY:-  
PLEASE CONTACT CRENDON HOUSE ESTATE AGENTS ON  
01628 527766**