



Orchard House Halls Corner, Flackwell Heath

£1,160,000



Robertsons

Orchard House Halls Corner

Flackwell Heath, High Wycombe

Orchard House is a charming detached Edwardian home dating from around 1907 set in a delightful plot of 0.40 of an acre. The property is in the centre of the village in a secluded setting on a private drive within a short walk of the shops and Carrington Infant and Junior school.

Entrance hall, Cloakroom, Sitting room, Dining room, Conservatory, Kitchen/Breakfast room, Utility room, Lobby, Four bedrooms (one with en suite shower room), Bathroom, Gas central heating, Recently installed secondary glazing (by Mitchell and Dickinson), Gardens, Double garage, Detached home office.

Flackwell Heath has a Sainsburys, Boots, a popular Golf club and a post office and the nearby town of High Wycombe offers excellent schools including Wycombe High School and John Hampden Grammar school. Mainline trains to Marylebone are four miles away at Beaconsfield and eight miles to Maidenhead station for the Elizabeth line. Junction three of the M40 for access to London is a short drive away (1.5 miles) and Heathrow is 19 miles away.

Council Tax band: G

Tenure: Freehold





Entrance hall

Stairs to first floor, radiator

Cloakroom

Low level W.C., wash hand basin with tiled splash back, radiator, window to side

Sitting room

Attractive open fireplace with tiled hearth, bay windows to front and side, two radiators, two wall light points, coving, ceiling rose

Dining room

Bay window to front, three radiators, coving, double doors to Conservatory

Conservatory

With electric heaters, double doors to garden

Kitchen/Breakfast room

Fitted with a range of eye and base level units incorporating 'Belfast' sink unit with mixer tap, built in Neff double oven, fitted four ring Neff hob with extractor over, built in Neff grill, space and plumbing for dishwasher, radiator, tiled flooring, part wooden panelled walls, downlighters, window to side and rear, walk in larder with tiled flooring, shelving and window to side, door to garden

Utility room

Fitted with a range of eye and base level incorporating sink unit with mixer tap and drainer, space for fridge/freezer, space and plumbing for washing machine, cupboard housing floor mounted Ideal gas fired central heating boiler and shelved storage, radiator, downlighters, tiled flooring, window to rear, door to lobby

Lobby

Tiled flooring, window to side, door to rear

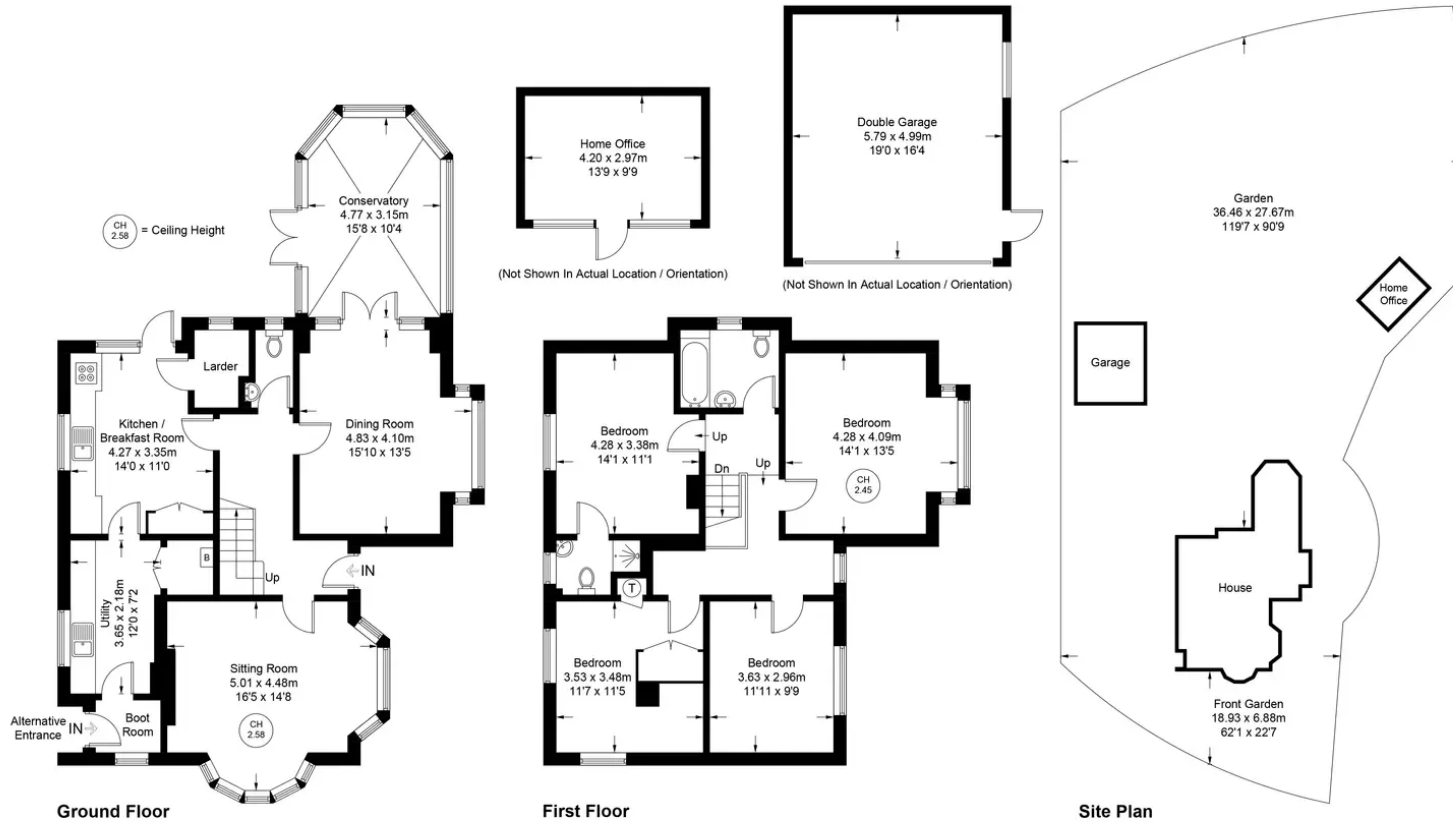
First floor

Landing

Access to loft space, wall thermostat, window to front



Approximate Gross Internal Area
 Ground Floor = 95.0 sq m / 1022 sq ft
 First Floor = 75.1 sq m / 808 sq ft
 Outbuildings = 41.4 sq m / 446 sq ft
 Total = 211.5 sq m / 2276 sq ft



Floor Plan produced for Robertsons by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Robertsons Estate Agents

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