



Treadaway Road, Flackwell Heath, High Wycombe, Buckinghamshire, HP10 9PE

*We are delighted to offer for sale this four bedroom semi detached house situated on a private road and overlooking the course at Flackwell Heath Golf Club.*

Covered Porch | Entrance Hall | Lounge | Dining Room | Modern Refitted Kitchen/Breakfast Room | Ground Floor Cloakroom | First Floor Landing | Four Good Size Bedrooms | Family Shower Room | Enclosed Rear Garden | Driveway Parking | Gas central Heating To Radiators | Double Glazed Windows | Envious Location Set Overlooking Flackwell Heath Golf Club | No Upper Chain | We Hold Keys For Early Viewing |

We are delighted to offer for sale this four-bedroom semi-detached house situated on a private road and overlooking the course at Flackwell Heath Golf Club. The good size family home is heated by gas central heating to radiators and has double glazed windows but does require a small degree of updating. The unusual design with the tiled mansard roof gives spacious accommodation including two reception rooms, a modern fitted kitchen, four first floor bedrooms with a modern fitted family shower room. The rear garden is enclosed and there is driveway parking to the front with the option to create additional easily accessed parking. To be sold with no upper chain we recommend early viewing of this superb family home in this unique location.

**Price... Guide Price £525,000**

*Freehold*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



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## LOCATION

The property is located within a stone's throw of local shops, amenities, recreational park and overlooking the golf course. It is also within the catchment area for popular Grammar schools. Major transport links include the M40 motorway, junctions 3 & 4 are within a 5/10 minute drive, and the M4. Twenty-five minute trains to London Marylebone can be accessed at High Wycombe and Beaconsfield as well as more comprehensive shopping. The nearby village of Bourne End provides access to London Paddington. The surrounding countryside close by provides numerous walks for dog walkers and nature lovers.

## DIRECTIONS

From High Wycombe town centre ascend the A404 Marlow Hill and just before the traffic lights turn left into Daws Hill Lane. Continue along the road which then becomes Heath End Road as you enter the village of Flackwell Heath. Continue over the roundabout and turn left into Common Road and the road becomes The Common continue along and the entrance for Flackwell Heath Golf Club can be found on your right-hand side, number 2 Golf Club Cottages can be found on your left opposite the car park.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band E

### EPC RATING

D

### MORTGAGE

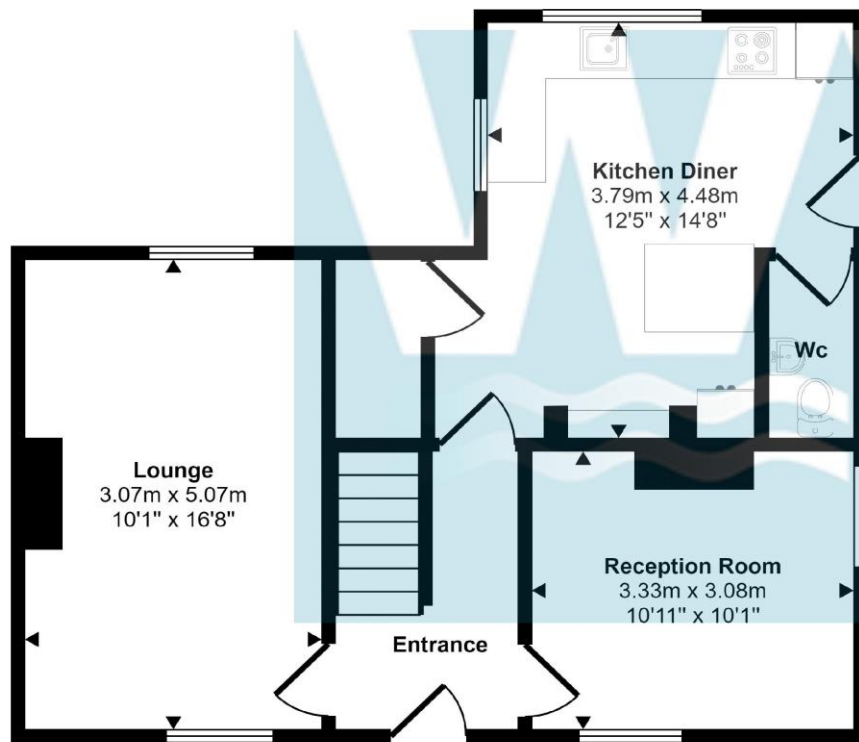
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

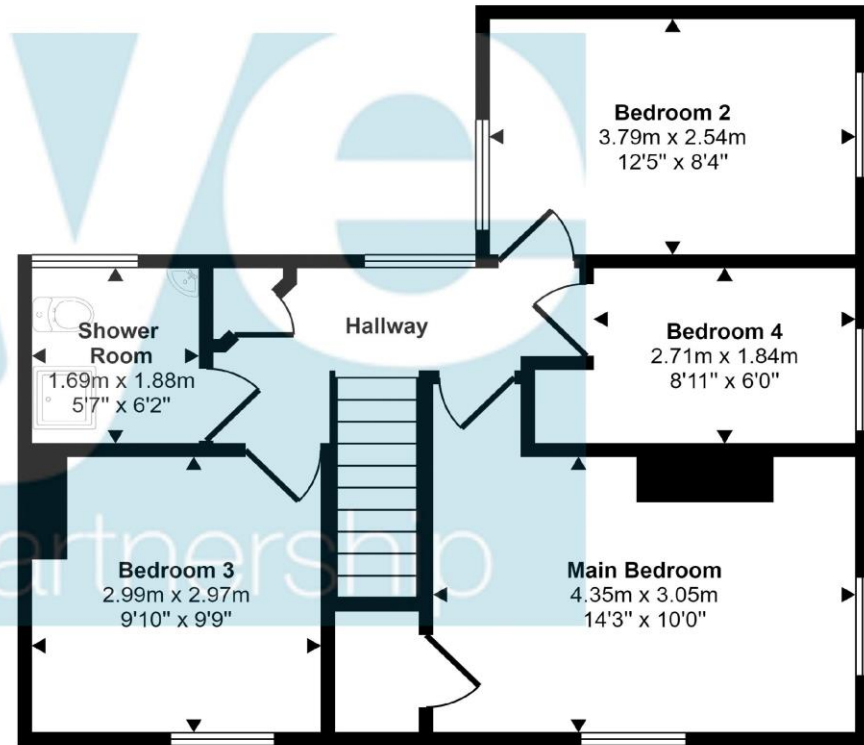
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Approx Gross Internal Area  
107 sq m / 1150 sq ft



Ground Floor  
Approx 54 sq m / 581 sq ft



First Floor  
Approx 53 sq m / 569 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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The **wye** Partnership