



Heath End Road, Flackwell Heath, High Wycombe, Buckinghamshire, HP10 9EL

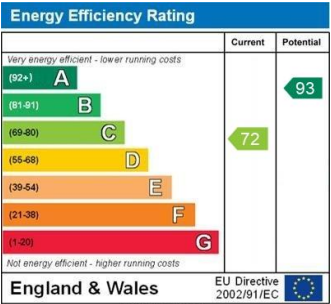
A charming two-bedroom turn of the century terrace cottage in this highly sought-after village of Flackwell Heath. No upper chain.

Pretty Turn Of The Century Terrace Cottage | Gas Central Heating To Radiators | Double Glazed Windows | Lounge/Dining Room | Fitted Kitchen | Ground Floor Bathroom | Two First Floor Bedrooms | Night Cloakroom Of Master Bedroom | Good Condition Throughout | Delightful Enclosed Rear Garden | Unrestricted On Road Parking To Front | Popular Bucks Village Of Flackwell Heath | No Upper Chain | We Hold Keys |

A charming two-bedroom turn of the century terrace cottage in this highly sought-after village of Flackwell Heath. Presented in good order throughout, the property has gas central heating to radiators and double-glazed windows, the accommodation comprises of a covered porch, lounge, dining room, fitted kitchen, ground floor bathroom, first floor landing, two first floor bedrooms with a night cloakroom to the master. Externally there is a delightful enclosed rear garden and unrestricted parking on the road to the front. Sold with no upper chain we hold keys for early viewings.

Price... £340,000

Freehold



LOCATION

The property is located within a stone's throw of local shops, amenities, recreational park and 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, 25-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 for several miles along the road passing over several roundabouts. The road becomes Heath End Road as you enter the village of Flackwell Heath. The property can be found on the left-hand side indicated by the Wye Partnership for sale board.

ADDITIONAL INFORMATION

COUNCIL TAX

Band C

EPC RATING

C

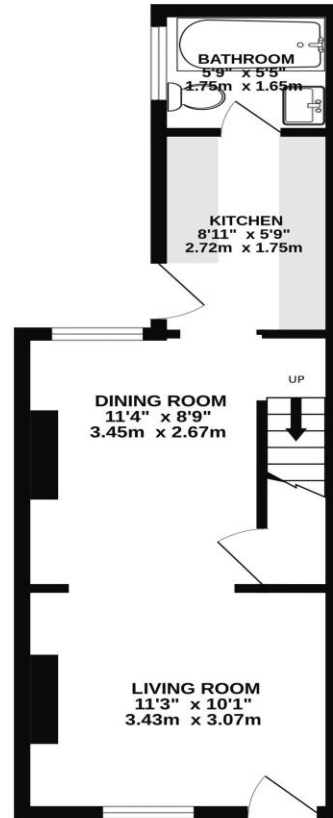
MORTGAGE

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

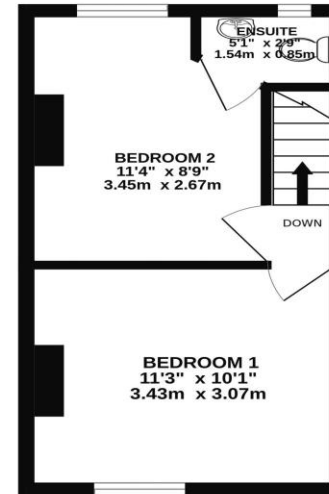
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



GROUND FLOOR
300 sq.ft. (27.9 sq.m.) approx.



1ST FLOOR
244 sq.ft. (22.7 sq.m.) approx.



TOTAL FLOOR AREA : 545 sq.ft. (50.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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The **wye** Partnership