



12 The Orchard Price Guide £837,500
Flackwell Heath, Bucks HP10 9PR

HARDING & CO
ESTATE AGENTS & VALUERS

12 The Orchard is in the charming village of Flackwell Heath. This attractive neo-Georgian detached house boasts 3 reception rooms and a conservatory, perfect for entertaining guests or simply relaxing with your family. With 3/4 bedrooms, including a master bedroom with dressing room/bed 4 and an en-suite, there's plenty of room for everyone to enjoy. The house would benefit from some general updating to bring it up to present day modern standards.

Situated in a sought-after location, this property offers the best of both worlds - a peaceful retreat with the convenience of being within walking distance to the village amenities.

This house has plenty of parking with space for 2 vehicles on the drive, along with a double garage for extra storage or to keep your cars safe from the elements. The private garden is ideal for enjoying a cup of tea in the morning or hosting a summer barbecue with friends.

Don't miss out on this fantastic opportunity to own a beautiful home in Flackwell Heath with no onward chain. Contact us to arrange a viewing.

Flackwell Heath is a pretty Chiltern village on high ground between Bourne End and High Wycombe with shops catering for everyday needs including a Sainsburys supermarket, a range of public houses, restaurants and take aways, as well as its own golf course. There are rail links to London from High Wycombe, Beaconsfield and Bourne End and the M40 motorway is within 2 miles.

Accommodation comprises:

Reception Hall

Cloakroom

Study

10'3" (3.14m) x 6'4" (1.94m)

Drawing Room

22'1" (6.74m) x 11'11" (3.64m)

Dining Room

11'10" (3.63m) x 10'5" (3.20m)

Conservatory

11'5" (3.50m) x 7'11" (2.43m)

Kitchen

11'11" (3.64m) x 10'9" (3.29m)

Utility Room

11'7" (5.34m) x 6'3" (1.92m)

First Floor Galleried Landing

Access to Balcony

Master Bedroom 1

14'4" (4.38m) x 12'1" (3.70m)

En-suite Bathroom

Dressing Room/Bedroom 4

12'1" (3.70m) x 7'5" (2.28m)

Bedroom 2

11'11" (3.64m) x 10'3" (3.14m)

Bedroom 3

10'3" (3.14m) x 9'9" (2.98m)

Family Bathroom

Outside

To the front of the property there is an open plan area of lawn and an L-shaped tarmac drive allowing parking for a few vehicles and access to the Double Garage.

The rear garden is well enclosed and has a sunny south facing aspect, laid mainly to lawn with shrub borders and a patio area directly behind the house, leading off the conservatory.

Double Garage

17'7" (5.37m) x 17'6" (5.34m)

Services

All main services connected. Gas central heating. uPVC double glazing.

Energy Performance Rating: D

Council Tax Band: G





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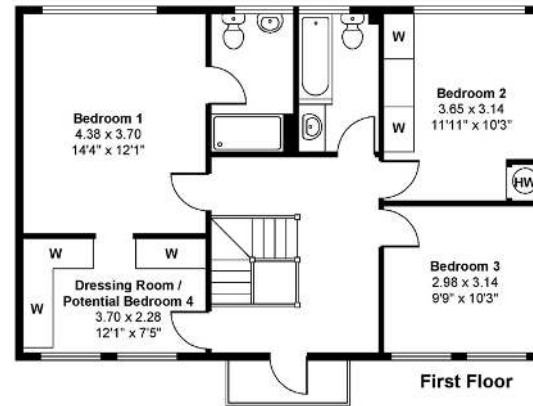
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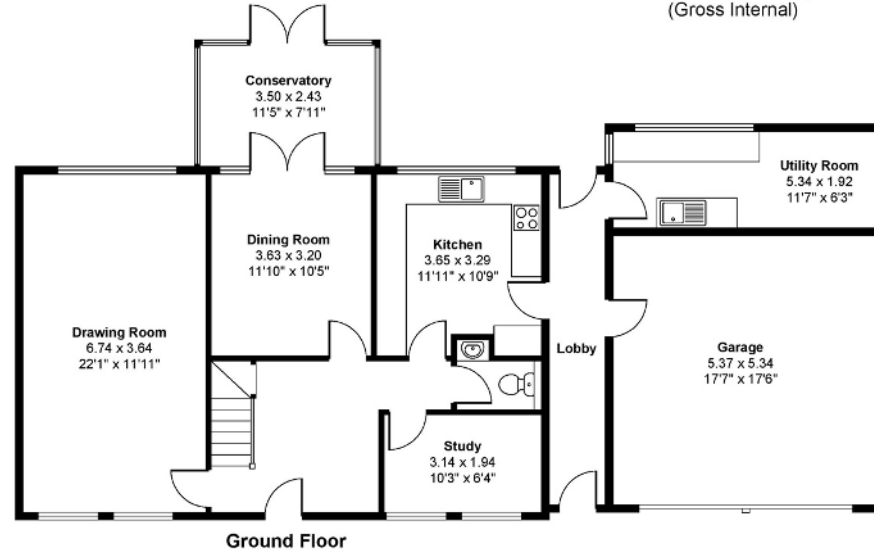
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NOT TO SCALE

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Approximate Floor Area
Main House
 148.74 sq m - 1601 sq ft
Garage & Utility Room
 39.86 sq m - 429 sq ft
 (Gross Internal)



MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

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