



HUNT & NASH

Est. 1938

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10 Highfield Road, Flackwell Heath Buckinghamshire HP10 9AN

**FOUR BEDROOM FAMILY HOME: QUIET CUL DE SAC
GOOD PRIMARY SCHOOL CATCHMENT: IN NEED OF UPDATING
TWO RECEPTION ROOMS: KITCHEN: BATHROOM & SHOWER ROOM
SOUTHERLY REAR ASPECT: PARKING & GARAGE: NO ONWARD CHAIN
COUNCIL TAX BAND F: EPC RATING D**



In need of updating and offered to the market with no onward chain is this deceptively spacious four bedroom family home enjoying a southerly rear aspect in a quiet cul de sac within walking distance of the village centre and two highly sought after primary schools.

The ground floor accommodation comprises of a sitting room with patio doors to the rear garden. There is a wide serving opening to the kitchen that is fitted with a range of matching cupboards and drawers above and below fitted work surfaces, plus a door to the side. A second reception room at the front of the house is useful for a variety of uses and there is a ground floor shower room.

A spacious first floor landing has doors to all four bedrooms (three doubles and a good size single) and also the family bathroom.

A particular feature is the well maintained south facing rear garden, that is mainly lawn with mature flower and shrub borders. There is a single garage attached to the side of the property with driveway parking to the front.

Flackwell Heath is a popular village with a variety of shops for day to day needs plus a selection of pubs and restaurants. The village boasts two good primary schools, Carrington and Juniper Hill, and is also within catchment for the popular High Wycombe and Beaconsfield Grammar Schools. Swift access to the M40 motorway is available at Junction 3 or 4.

HMRC Anti Money Laundering

Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR

GUIDE PRICE . . . £550,000 . . . FREEHOLD

The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing By Appointment
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TOTAL APPROX. FLOOR AREA 144.0 SQ.M. (1550 SQ.FT.)
 All 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. Not to scale. www.huntandnash.co.uk





Note: These particulars are produced in good faith, having been prepared as a general guide. Hunt & Nash give notice that they do not constitute any part of a contract. We have not carried out a survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings

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