

# HUNT & NASH

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# 5 Halls Corner, Flackwell Heath Buckinghamshire HP10 9BW

**SUBSTANTIAL DETACHED BUNGALOW IN A QUIET, PRIVATE LOCATION  
FOUR/FIVE BEDROOMS: SPACIOUS LOUNGE/DINER  
KITCHEN/BREAKFAST ROOM: MASTER BEDROOM WITH EN SUITE  
THREE/FOUR FURTHER BEDROOMS: FAMILY BATHROOM: CLOAKROOM  
PRIVATE, WELL MAINTAINED GARDENS: ATTACHED DOUBLE GARAGE  
AMPLE DRIVEWAY PARKING: PRIVATE UNADOPTED ROAD  
CLOSE TO VILLAGE CENTRE: COUNCIL TAX BAND G: EPC RATING C**



This extremely spacious detached bungalow has been extended over the years and now offers well presented flexible accommodation throughout, and is ideally located at the end of a private road, within easy walking distance of all local amenities.

The principal reception room enjoys a double aspect over the rear garden and is defined as a sitting area and separate dining area with an exposed brick fireplace and chimney breast dividing the two. Patio doors from the dining area lead out to the garden and there is a parquet wooden floor that continues throughout the original parts of the bungalow.

The kitchen/breakfast room is fitted with an extensive range of wall and base units comprising cupboards and drawers, above and below fitted work tops with space for the usual appliances. There is also plenty of space for a table in the centre of the room and glazed door leads to a secondary entrance with a porch from the driveway.

The bedrooms are situated away from the living quarters and include a large master bedroom with fitted wardrobes and an en suite bathroom. There is a further double bedroom plus two single bedrooms that have been created from one larger bedroom with a central dividing wall. These two smaller bedrooms could easily be put back to one larger double bedroom and there is also a fifth bedroom/family room that has a variety of uses. These other bedrooms are complemented by a family bathroom and there is a separate cloakroom in the entrance hall.

As well as the overall size of the property, the gardens are a delightful feature affording plenty of privacy and seclusion and take full advantage of the southerly rear aspect. There are areas of lawn, paved patio areas and well stocked mature flower and shrub borders. Attached to the property is a double garage that also houses the boiler and the water softener, and there is ample parking available on the driveway.

Flackwell Heath is a popular village with a variety of shops for day to day needs plus a selection of coffee shops 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.

## GUIDE PRICE . . . £895,000 . . . 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  
Tel: 01628 522568 Email: [bourneend@huntandnash.co.uk](mailto:bourneend@huntandnash.co.uk)



TOTAL APPROX. FLOOR AREA 205.0 SQ.M. (2207 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. Not to scale. [www.huntandnash.co.uk](http://www.huntandnash.co.uk)





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