



PHILIP DRIVE, FLACKWELL HEATH
Price £750,000 FREEHOLD

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**42 PHILIP DRIVE
FLACKWELL HEATH
BUCKS HP10 9JB**

PRICE: £750,000 FREEHOLD

An adaptable four bedroom chalet style detached home with lovely gardens and extended garage with office to rear – on outskirts of Flackwell Heath village convenient for regarded schooling.

**DELIGHTFUL LEVEL GARDENS: TWO GROUND FLOOR BEDROOMS SERVED BY BATHROOM & SEPARATE SHOWER ROOM
TWO FIRST FLOOR BEDROOMS: HALL
MODERN KITCHEN: LIVING ROOM OPEN TO DINING CONSERVATORY: STUDY
DOUBLE GLAZING: GAS CENTRAL HEATING TO RADIATORS: AMPLE DRIVEWAY PARKING: GARAGE WITH WORKSHOP TO REAR**

TO BE SOLD Situated in this convenient setting and close to local primary schools, An adaptable four bedroom detached chalet style home in excellent condition throughout with delightful central living room in particular which opens to an impressive modern conservatory with fabulous views over private landscaped gardens. Both Flackwell Heath and Bourne End provide a range of shopping facilities for day to day needs, doctor's surgery and schooling in the area is highly regarded. There is a branch line railway station in Bourne End linking, via Maidenhead, to London Paddington. There are also railway stations in High Wycombe and Beaconsfield with train service to London Marylebone. Motorway access to the M40 and M4 can be gained at High Wycombe and Maidenhead respectively.

The accommodation comprises with Front door to

ENTRANCE HALL with wood effect floor, stairs to first floor & under stair storage, front window, open to

LIVING ROOM with gas flame effect fire, wide opening to



DINING CONSERVATORY overlooking the garden with double doors to paved terrace.



KITCHEN fitted with a modern range of base & eye level units, ample work tops which incorporate a stainless steel sink unit with mixer tap, induction hob with extractor above & electric oven below, space & plumbing for washing machine, integrated dishwasher, space for fridge/freezer, storage cupboard, Amtico floor, aspect to side and rear, door to side.



BEDROOM ONE a front aspect room with a range of fitted wardrobes, matching drawers & dressing table.



BATHROOM with white suite of panelled bath with mixer tap & shower attachment, low level wc, wash hand basin, part tiled walls, heated towel rail, side window.

INNER HALL with side window.

BEDROOM FOUR with aspect to rear

SHOWER ROOM with double sized shower cubicle with shower unit, low level wc, wash hand basin, two heated towel rails, velux window, storage cupboard, tile floor, front window.

STUDY with window to front, fitted desk, velux window, access to loft storage area.

FIRST FLOOR

LANDING with window to side.

BEDROOM TWO with built in wardrobe, eaves cupboards, velux window, window to rear, cupboard housing gas fired boiler.



BEDROOM THREE with built in wardrobe, aspect to front.



OUTSIDE

TO THE FRONT of the property is a substantial paved driveway providing off road parking for several cars. Side access leads to the rear and the **GARAGE** which has a useful work store behind, both with light & power.

The **REAR GARDEN** is a special feature of the being mainly aid to level lawn and patio with established boundaries with trees and shrubs providing excellent privacy.



VIEWING: To avoid disappointment, please arrange to view with our **Bourne End office on 01628 522666**. We shall be pleased to accompany you upon your inspection.

SAT NAV POSTCODE HP10 9JB and number 42 will be found on the right hand side just after the dip in the road.

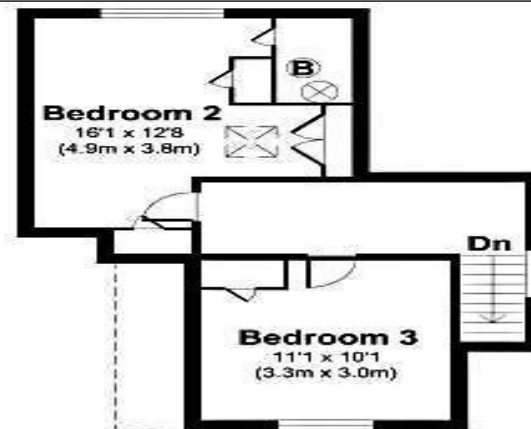
ANTI MONEY LAUNDERING (AML). All estate agencies, except those engaged solely in lettings work must comply with AML regulation. As a result on agreement of a purchase you will be invited to complete a mandatory AML check at a cost of £30 Plus VAT per named buyer.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

Ref: BOU 287 EPC Rating D

Council Tax Band E



First Floor



Ground Floor

Philip Drive, HP10 9JB

APPROX. GROSS INTERNAL FLOOR AREA 1625 SQ FT / 151 SQ M.INC. GARAGE