



11 OLD KILN ROAD, FLACKWELL HEATH
PRICE: £425,000 FREEHOLD

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MILSOM

**11 OLD KILN ROAD,
FLACKWELL HEATH BUCKS
HP10 9NR**

PRICE: £425,000 FREEHOLD

A well maintained two bedroom end of terrace bungalow positioned on a corner plot and conveniently located within a few hundred yards of Flackwell Heath village centre.

CORNER PLOT GARDENS: TWO BEDROOMS: BATHROOM: ENTRANCE HALL: LOUNGE: MODERN KITCHEN UTILITY ROOM: CONSERVATORY: FULLY DOUBLE GLAZED: GAS CENTRAL HEATING TO RADIATORS: NO ONWARD CHAIN POTENTIAL TO CREATE DRIVEWAY SUBJECT TO PLANNING: VIEWING RECOMMENDED

TO BE SOLD: A two-bedroom end of terrace bungalow fronting onto a central green with well-kept corner plot gardens. This property has been improved over recent times and now benefits from a double-glazed conservatory, modern bathroom and kitchen, utility room and two bedrooms, one of which could be used as a second reception room.

Flackwell Heath village centre has a range of shopping facilities for day-to-day needs, doctors' surgery and post office. Schooling in the area is highly regarded. For the commuter there is access to the M40 motorway at either Junction 3 (Wycombe East) or at Junction 2 (Beaconsfield) and there are railway stations in nearby Bourne End and also in Beaconsfield serving London

Paddington via Maidenhead and London Marylebone respectively.

The accommodation comprises: Part glazed front door to:

ENTRANCE HALL with radiator, airing cupboard housing pre-lagged hot water tank with slatted shelf space, access to partly boarded loft space.



LIVING ROOM front aspect room with double glazed window, feature fireplace with inset gas coal effect fire, tv aerial point, telephone point, radiator.



KITCHEN fitted with a range of modern floor and wall mounted units, rolled edge work surfaces, one and a half bowl single drainer sink unit, tiled borders,

ceramic hob with extractor fan over, tall cupboard housing oven and grill, space and plumbing for dishwasher, wood effect flooring, double glazed window, space for upright fridge/freezer, radiator, door to:

UTILITY ROOM providing space and plumbing for washing machine, wood effect flooring, double glazed window and door to garden



BEDROOM ONE a front room with double glazed window, range of built in wardrobes with matching dressing table and bedside tables, radiator, tv aerial point, telephone point.

BATHROOM comprising shower cubicle with shower controls, wash hand basin, low level wc, radiator, double glazed frosted window.



BEDROOM TWO/DINING ROOM with radiator, double built in cupboard, tv aerial point, telephone point, double glazed door to:



CONSERVATORY fully double glazed with doors to garden, tv aerial point, telephone point, radiator, tiled floor.

OUTSIDE

To the **FRONT** there are views across a central lawned green and private lawned gardens to the front and side. Gated access leads to:

REAR GARDEN the rear garden is enclosed by panelled fencing with large paved patio area and lawned garden.



Ref: BOU 252

EPC BAND E

COUNCIL TAX BAND TBC

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

DIRECTIONS: from our Bourne End office in The Parade turn left. Continue through the village taking the next turning on the right into Blind Lane. Continue to the top of the hill and at the T junction turn left into Green Dragon Lane. At the next T junction turn right into Chapman Lane and continue to the end of this road turning left into Straight Bit. The turning to Old Kiln Road can then be found at the end of the first parade of shops on the left-hand side.

ANTI MONEY LAUNDERING REGULATIONS: (AML) All Estate Agencies, except those engaged solely in lettings work must comply with AML regulations. 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 not carried out a detailed survey, nor tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.

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Your home is at risk if you do not maintain mortgage payments or a loan secured on it

LETTING AND MANAGEMENT

We offer a comprehensive range of services for landlords. Please call 01628 523310 for further details

Approximate Gross Internal Area = 70.5 sq m / 759 sq ft

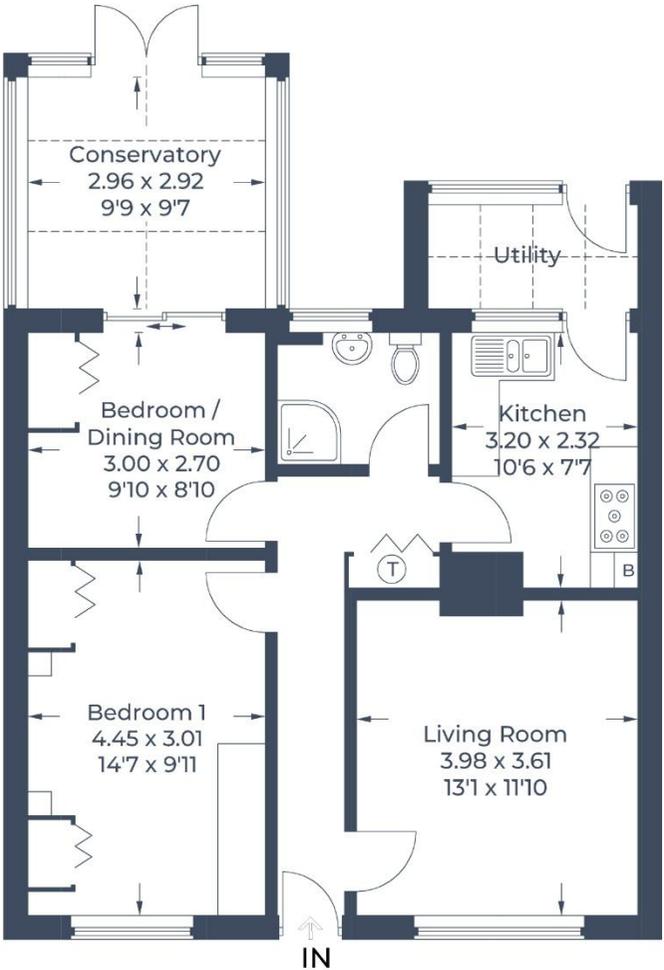


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