



HEATH END ROAD, FLACKWELL HEATH
PRICE: Offers Over £700,000 FREEHOLD

am ANDREW
MILSON

**43 HEATH END ROAD
FLACKWELL HEATH
HP10 9DY**

PRICE: OIE £700,000 FREEHOLD

A versatile 5/6 bedroom detached family home currently with first floor one bedroom flat, in popular village setting enjoying corner plot with double garage. In need of updating/adaptation.

PRIVATE SOUTH WEST FACING GARDEN

FIVE/SIX BEDROOMS

TWO BATHROOMS (ONE ENSUITE)

FIRST FLOOR KITCHEN/UTILITY

HALL WITH CLOAKROOM

KITCHEN/BREAKFAST ROOM

CONSERVATORY/UTILITY

LIVING ROOM ACCESSING GARDEN

DINING ROOM WITH STORAGE BELOW

GAS RADIATOR CENTRAL HEATING

DOUBLE GLAZING

INTEGRAL DOUBLE GARAGE

AMPLE DRIVEWAY

NO CHAIN ABOVE.

TO BE SOLD This extended family home of spacious and individual lay out currently has a first floor flat that might be ideal for independent family members. Otherwise there is potential for six bedrooms served by two bathrooms with the flat kitchen potentially making a first floor laundry room. Downstairs there are two main reception rooms, a kitchen/breakfast room and adjoining utility/conservatory. The integral garage provides further potential to enlarge the ground floor footprint subject to planning. There is a generous driveway and interesting corner plot gardens with a summerhouse & shed. There is a need for general updating.

Flackwell Heath village centre is within walking distance for day to day needs including shopping, sporting and social. Schooling in the area is highly regarded both at primary level in the village and for secondary within the grammar school catchment. The M40 motorway is accessible at Junctions 2-4 and nearby Beaconsfield links the rail user to Marylebone, London on the Chiltern line. Nearby Bourne End station links to Maidenhead for access to the Elizabeth line for fast access across London.

The accommodation comprises:

SPACIOUS COVERED ENTRANCE with replacement front door to

ENTRANCE HALL with parquet floor, stairs to first floor, deep understairs cupboard.

CLOAKROOM with low level wc and wash hand basin with cupboards below, electric heater, window.

KITCHEN/BREAKFAST ROOM with wood fronted base and eye level units and granite worktops and breakfast bar, one and half bowl sink unit with mixer tap, electric hob with extractor over, electric double oven, space for fridge/freezer, space & plumbing for washing machine and dishwasher, wall mounted gas fired boiler, door to utility room.



UTILITY/CONSERVATORY with base & eye level cupboards & further storage cupboards, doors to side garden



LIVING ROOM a bright room with rear aspect, ornamental fireplace with adjacent TV plinth, two double glazed doors to the raised garden patio, door to dining room.



DINING ROOM with aspect to rear over garden.

FIRST FLOOR LANDING approached via half landing with stairs split to left and right with sliding door giving access to the flat. To the left is airing cupboard with tank, access to fully boarded loft with ladder & light.

FLAT with internal landing/hall with airing cupboard housing hot water tank, storage cupboard.

BEDROOM ONE with aspect to front



ENSUITE BATHROOM with white suite of panelled bath, pedestal wash hand basin, low level wc, shower cubicle with shower unit & controls, window.

LIVING ROOM/BEDROOM TWO with aspect to rear.



KITCHEN/LAUNDRY ROOM with storage cupboards, work tops, sink, wall mounted gas boiler, gas cooker point, appliance space, window to rear.

BEDROOM THREE with built in wardrobes, storage above, dressing area, aspect to rear.

BEDROOM FOUR with wardrobe cupboard, aspect to rear.

BEDROOM FIVE aspect to front, wardrobe cupboard.

BEDROOM SIX/DRESSING with ample mirror fronted wardrobe cupboards, aspect to front.

FAMILY BATHROOM with white suite of bath with mixer tap & shower attachment, wash basin with cupboard below, heated towel rail, window.



OUTSIDE

To the **FRONT** there is a good sized shingle driveway behind hedging with lawn. Gated side access leads to the rear. There is a detached **DOUBLE GARAGE** with inspection pit, sink, water softener, rear window & door.

The **REAR GARDEN** is an established feature of the property and tapers somewhat from front to rear featuring two patios on different levels with a lawned area and floral beds. Pathway and steps lead to a Greenhouse and rose bush. There is a side garden with pergola and patio linking to the

conservatory/utility. Outside tap, Summerhouse & Shed.

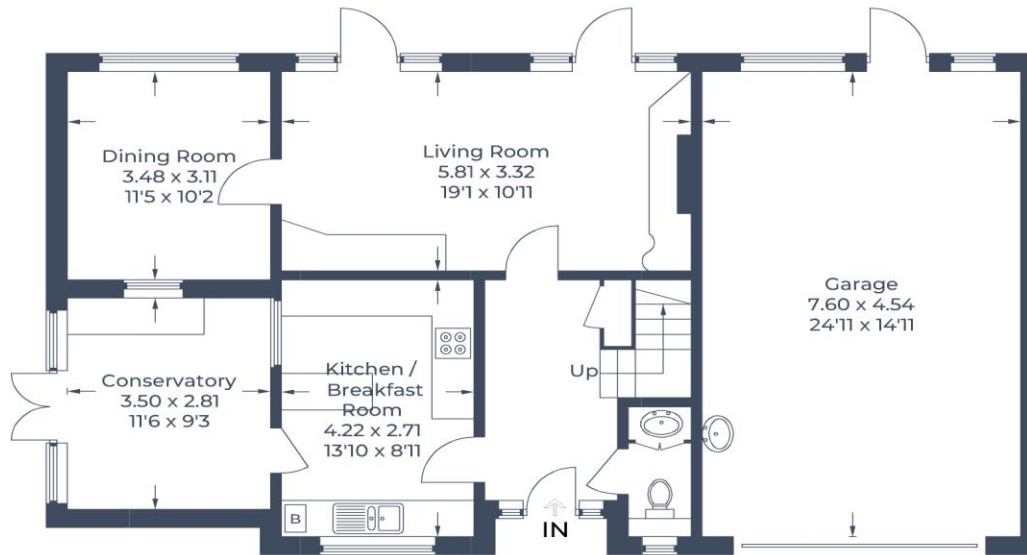
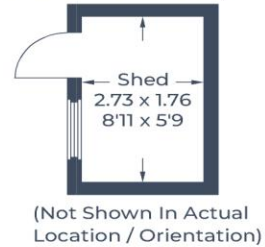
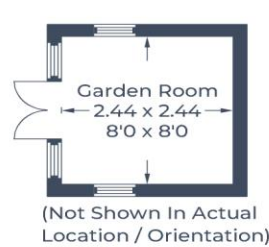


BOU298 EPC Rating TBA Council Tax Band F

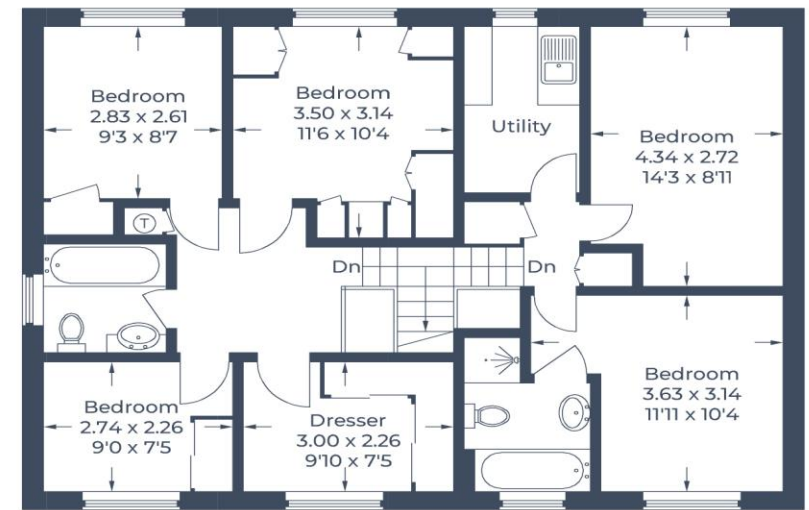
VIEWING Please contact our Bourne End office bournend@andrewmilsom.co.uk or 01628 522 666.

DIRECTIONS: Using the postcode HP10 9EJ the property can be found on the right hand side as one leaves the village in the direction of High Wycombe.

Approximate Gross Internal Area
 Ground Floor = 66.4 sq m / 715 sq ft
 First Floor = 81.2 sq m / 874 sq ft
 Garage / Garden Room & Shed = 46.0 sq m / 495 sq ft
 Total = 193.6 sq m / 2,084 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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