



**21 OLD KILN ROAD, FLACKWELL HEATH**  
**PRICE: £650,000 FREEHOLD**

**am** ANDREW  
MILSOM

**21 OLD KILN ROAD  
FLACKWELL HEATH  
BUCKS HP10 9NR**

**PRICE: £650,000 FREEHOLD**

A particularly well presented three bedroom link detached home positioned on a corner plot and conveniently positioned level walking distance from Flackwell Heath village centre.

**DELIGHTFUL LEVEL GARDEN: THREE BEDROOMS: MODERN SHOWER ROOM: ENTRANCE LOBBY & HALL WITH GOOD STORAGE: KITCHEN: LIVING ROOM WITH LIMESTONE FIREPLACE: SPARATE DINING ROOM: DOUBLE GLAZING: GAS CENTRAL HEATING TO RADIATORS: FRONT TO BACK GARAGE ACCESSIBLE FROM THE HOUSE BLOCK PAVIOUR DRIVEWAY PARKING FOR THREE CARS**

**TO BE SOLD:** A superbly maintained and presented three bedroom link detached home of spacious design with dining room extension and access from both reception rooms into a lovely west facing garden. There are three good sized bedrooms, a modern shower room and downstairs cloakroom – viewing is highly recommended.

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 very 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 LOBBY** with sliding door to garage, tiled floor, door to hall.

**ENTRANCE HALL** with cloaks cupboard, two further storage cupboards, tiled floor.

**CLOAKROOM** with wash hand basin, low level wc, wall mounted modern gas boiler, window.



**KITCHEN** fitted with a range of light base and eye level units with rolled edge work surfaces, one and a half bowl single drainer sink unit, tiled borders, space and plumbing for washing machine and dishwasher, space for cooker and fridge/freezer, ample storage including wine rack, tiled floor, window to front. radiator, door to:



**LIVING ROOM** a lovely rear aspect room with French doors to the garden, wood effect flooring, feature limestone fireplace.



**DINING ROOM** with wood flooring and French doors to the garden.

**LANDING**

With tall side window, airing cupboard with hot water tank, storage cupboard.



**BEDROOM ONE** a lovely rear aspect double bedroom with built in wardrobe cupboards.



**BEDROOM TWO** with access to loft space, aspect to front.

**BEDROOM THREE** currently in use as a study, aspect to rear.

**SHOWER ROOM** fitted with modern suite of double shower cubicle with wall mounted shower controls, pedestal wash hand basin, low level wc, heated towel rail, window.



## OUTSIDE

To the **FRONT** there is block paved driveway parking for three cars leading to the **GARAGE** which has storage cupboards and a door to rear garden.



The **REAR GARDEN** faces westerly and is a very pleasant feature of the property having a shaped level patio and area of lawn with maturing shrub/floral borders with panel fence enclosure, timber garden shed. The garden is circa 36 ft long.



**Ref: BOU 253 EPC BAND E**

**COUNCIL TAX BAND C**

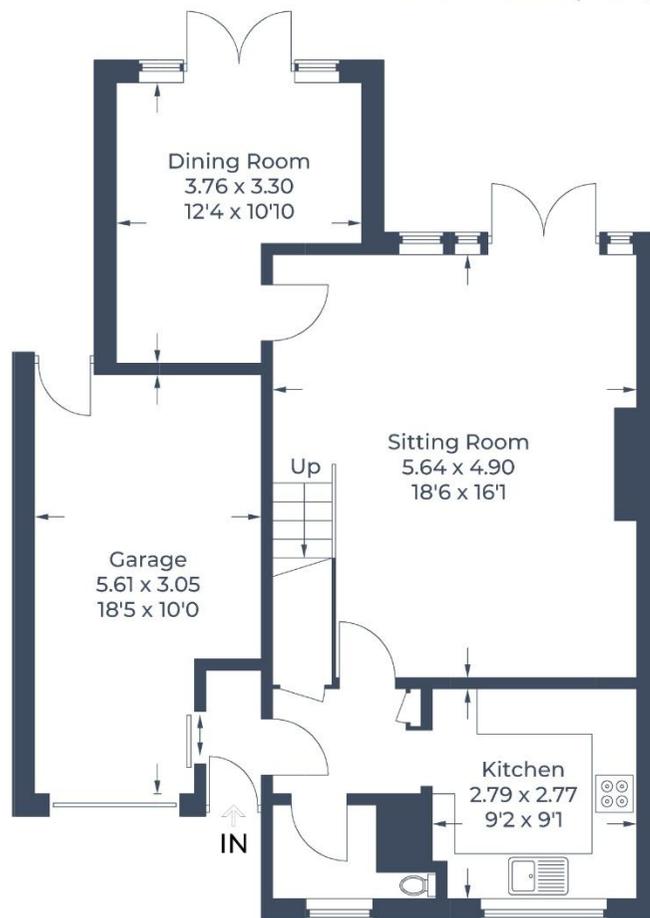
**VIEWING:** To avoid disappointment, please arrange to view with our **Bourne End office on 01628 522666**. We shall be pleased to accompany you on your inspection.

**DIRECTIONS:** From the Straightbit in Flackwell Heath, as one approaches the parade of shops turn left into Old Kiln Road and number 21 will be found round the corner 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.

Approximate Gross Internal Area  
Ground Floor = 71.7 sq m / 772 sq ft  
(Including Garage)  
First Floor = 42.1 sq m / 453 sq ft  
Total = 113.8 sq m / 1,225 sq ft



**Ground Floor**



**First Floor**

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