

# Thames & Country

## 14 St. Hilda's Way

*Chalet Bungalow · Corner Plot · On the Edge of the Woods*

St. Hilda's Way, Flackwell Heath, Buckinghamshire HP10 9DE

*Offers in Excess of £700,000*

**5**

BEDROOMS

**3**

BATHROOMS

**155ft**

GARDEN

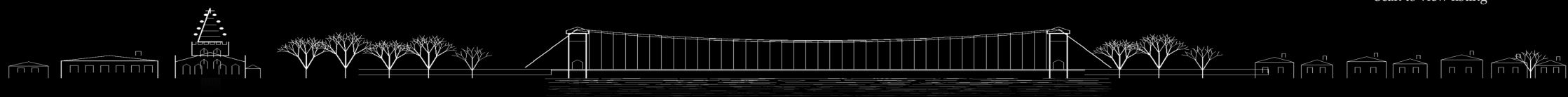
**1,916**

SQ FT

*Freehold · No Onward Chain · EPC Rating C · Council Tax Band F*



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THURDS & COBBY  
FOR SALE

HAWTHORNE  
GARDENS



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## 14 St. Hilda's Way

St. Hilda's Way · Flackwell Heath · Buckinghamshire

*An impressive semi-detached chalet bungalow set at the end of a quiet no-through cul-de-sac off the private Fennels Way. Five bedrooms across two floors, a 155ft garden backing directly onto mature private woodland, and a self-contained ground floor arrangement that opens the door to genuine multigenerational living.*

### *Accommodation*

Sitting Room over 25ft | Gas Fireplace  
Conservatory | Formal Dining Room  
Modern Fitted Kitchen with Range Cooker  
Utility Room with Independent External Access  
Principal Bedroom with En Suite Bath  
Two Further Ground Floor Bedrooms  
Two First Floor Doubles | Study Landing  
Three Bathrooms Across Both Floors

### *Key Features*

Corner Plot · Quiet No-Through Cul-de-Sac  
Multigenerational / Annexe Potential  
New Plumbing & Electrical Works  
Plantation Shutters | Double Glazed Throughout

### *Gardens & Setting*

155ft Garden Backing onto Private Woodland  
Gate to Woodland Walks | Public Right of Way













## 14 St. Hilda's Way

### *Location*

#### **Flackwell Heath, Buckinghamshire**

*Easy commuter access to*

M40 (J3/J4) · A404 · M4 · High Wycombe & Beaconsfield stations  
Chiltern line to London Marylebone · Marlow · Bourne End nearby

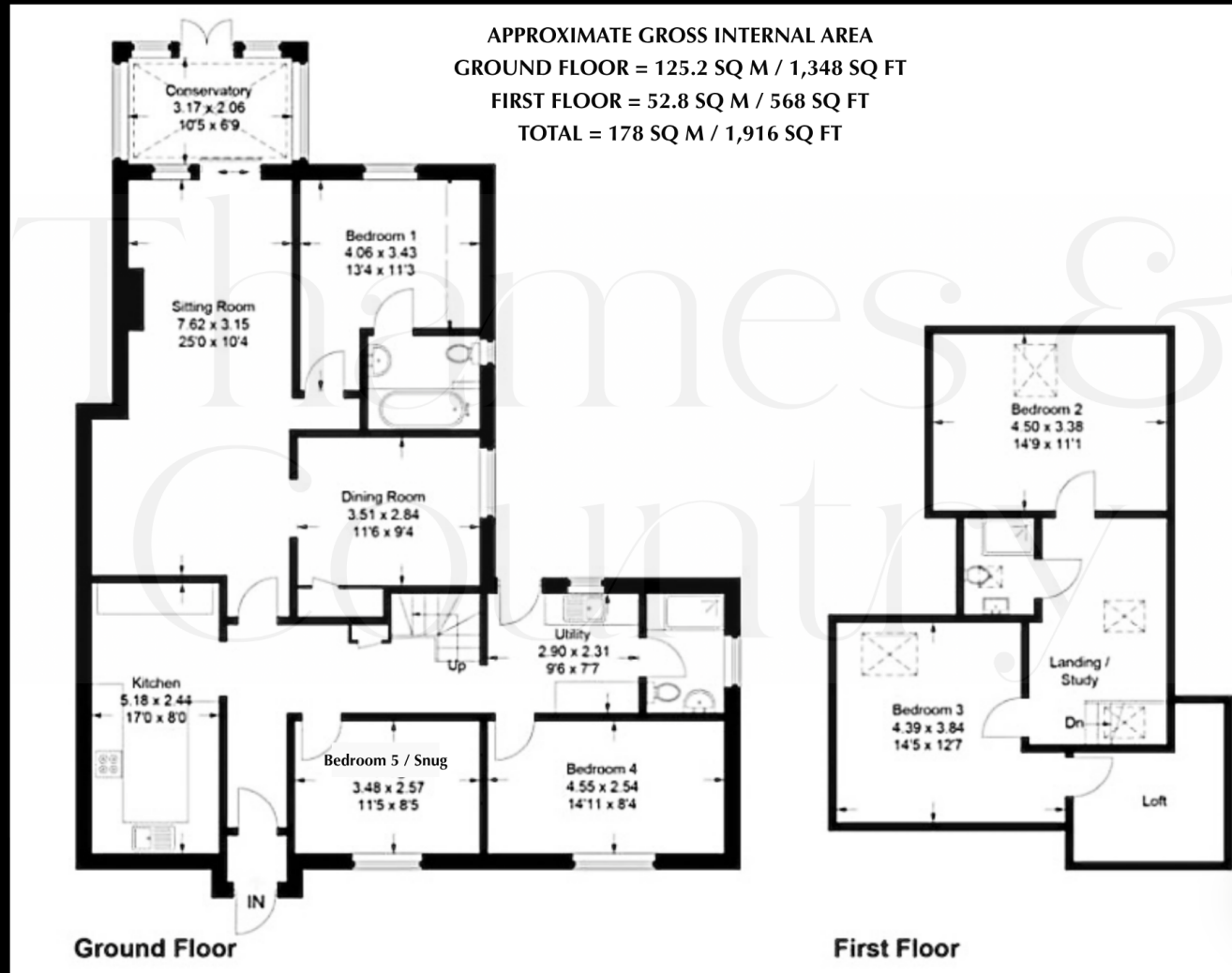
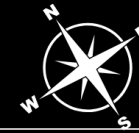
### *Essential Information*

|                      |                                     |
|----------------------|-------------------------------------|
| <b>Guide Price</b>   | Offers in Excess of £700,000        |
| <b>Tenure</b>        | Freehold                            |
| <b>Chain</b>         | No onward chain                     |
| <b>Property Type</b> | Semi-Detached Chalet Bungalow       |
| <b>EPC Rating</b>    | C                                   |
| <b>Council Tax</b>   | Band F · Buckinghamshire            |
| <b>Internal Area</b> | 1,916 sq ft (178 sq m)              |
| <b>Bedrooms</b>      | 5 (3 ground floor · 2 first floor)  |
| <b>Bathrooms</b>     | 3 (en suite · annexe · first floor) |
| <b>Garden</b>        | 155ft+ to private woodland          |
| <b>Outbuilding</b>   | 25ft x 12ft workshop/store          |
| <b>Parking</b>       | Driveway for 4-6 vehicles           |



14 ST.HILDAS

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Total Approx Gross Area

178.00m<sup>2</sup>

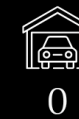
1,916.00 Sqft



5



3



0



6

01628 474000

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Thames & Country ©2023

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