11 Woodside Avenue, Flackwell Heath, Buckinghamshire, HP10 9LG

£575,000 - Freehold

Set within a highly sought after cul-de-sac in Flackwell Heath, this beautifully presented three bedroom detached family home offers generous living accommodation, a contemporary open-plan kitchen/dining room and a private rear garden, all within easy reach of excellent local schools, village amenities and transport links.

Beautifully presented, the property offers spacious and well balanced accommodation ideally suited to families. The welcoming entrance hall leads through to a spacious sitting room where French doors open directly onto the rear garden. The centre of the home is the impressive open-plan kitchen/dining room, finished with a range of shaker style units, quality worktops, integrated appliances and breakfast bar seating area. The dining area enjoys direct access to the garden, while a useful downstairs cloakroom completes the ground floor accommodation. Upstairs, the property offers three well proportioned bedrooms. The principal bedroom is particularly generous, benefiting from fitted wardrobes and there is a bright well presented family bathroom. Outside, the rear garden enjoys a good degree of privacy with a paved seating area leading onto a level lawn bordered by mature planting. To the front, the property offers driveway parking, detached garage and lawned front gardens creating an attractive first impression.

Ideally located on one of Flackwell Heath's most desirable residential roads, the property is just a short distance to the local shops, cafés, parks and highly regarded schools, while nearby Bourne End, Beaconsfield and High Wycombe provide further shopping and leisure facilities. Commuters benefit from convenient access to the M40 (Junctions 3 and 4) together with rail services from High Wycombe and Beaconsfield providing direct links into London Marylebone.

N.B We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks in £75(incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of issuing a memorandum of sale, directly to Lifetime legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Detached Three Bedroom Family Home

Popular Village Cul-De-Sac Location

Contemporary Open Plan Kitchen Dining Room

Spacious Living Room

Downstairs Cloakroom

Modern Family Bathroom

Generous Master Bedroom With Fitted Wardrobes

Council Tax Band: E
EPC Rating: C

Crendon House – Wooburn Green

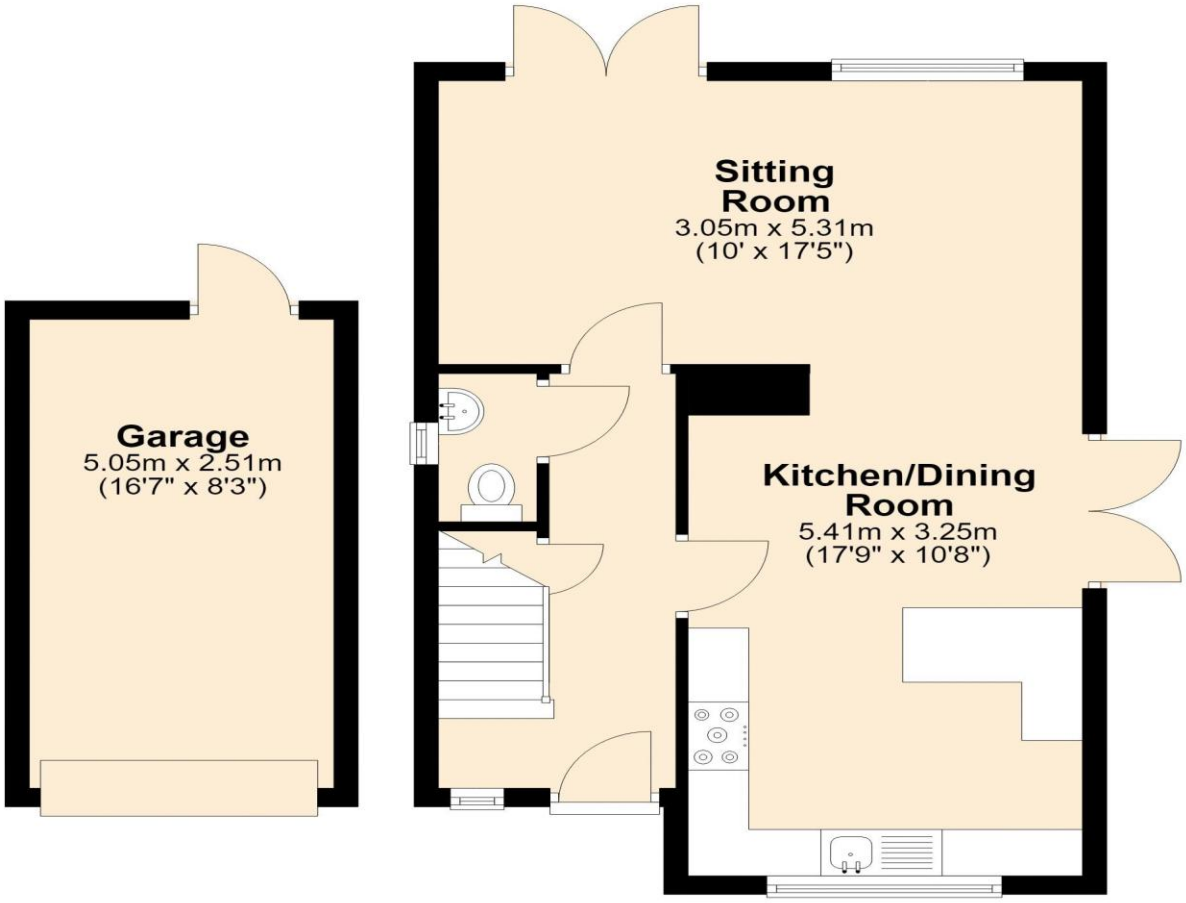
Tel: 01628 527766

Suffolk House
54 – 55 The Green
Wooburn Green
Bucks
HP10 0EU

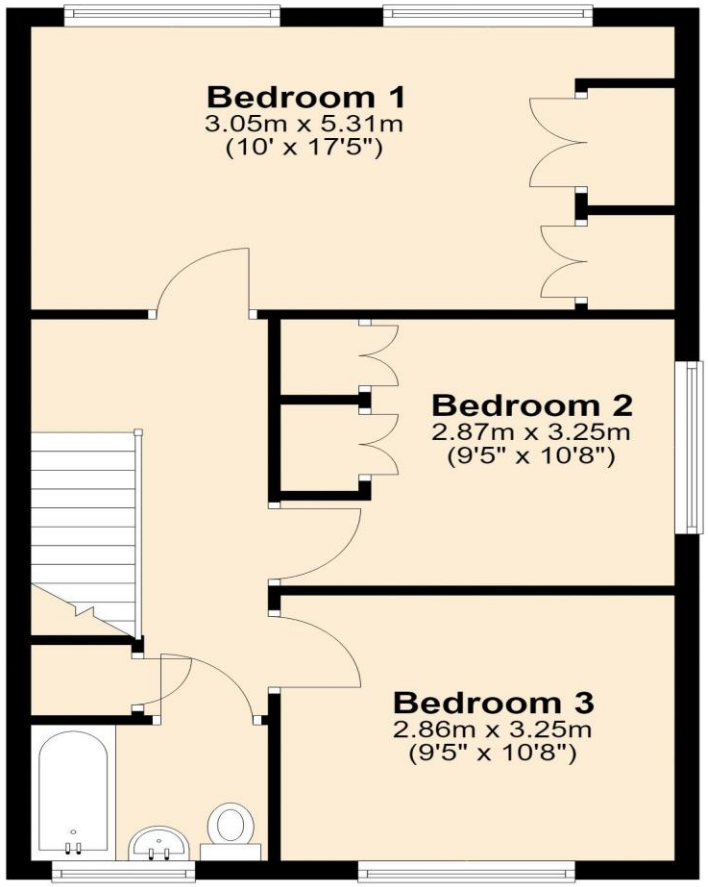
wooburn@crendonhouse.com

www.crendonhouse.com

Ground Floor



First Floor



Total area: approx. 103.8 sq. metres (1117.0 sq. feet)

CRENDON HOUSE
Est. 1971

Please Note
These particulars, whilst believed to be accurate are set out as a general outline only for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this employment has the authority to make or give any representation or warranty in respect of the property.