



THE ORCHARD, FLACKWELL HEATH
PRICE: £825,000 FREEHOLD

am ANDREW
MILSON

**1 THE ORCHARD
FLACKWELL HEATH
BUCKS HP10 9PR**

GUIDE PRICE: £825,000 FREEHOLD

With no chain above – a particularly well presented detached four bedroom home situated in this highly regarded setting close to the centre of Flackwell Heath village

ATTRACTIVE REAR GARDEN

4 BEDROOMS: 2 BATHROOMS (ONE EN SUITE): SPACIOUS HALL: CLOAKROOM FRONT TO BACK LIVING/DINING ROOM OPENING TO GARDEN: FAMILY ROOM KITCHEN/BREAKFAST ROOM: UTILITY ROOM: DOUBLE GLAZED WITH GAS CENTRAL HEATING TO RADIATORS DRIVEWAY PARKING DOUBLE GARAGE

CLOSE TO HIGHLY REGARDED JUNIPER HILL PRIMARY SCHOOL

GRAMMAR SCHOOL CATCHMENT

STROLL TO OPEN COUNTRYSIDE

TO BE SOLD: Situated in this most popular & convenient setting close to local primary school, a Georgian style modern four bedroom detached family home in excellent condition throughout with two main reception rooms, a kitchen/breakfast room, utility and generous hall with cloakroom on the ground floor. There are four good sized bedrooms on the first floor served by an en suite shower room to

the main bedroom and the family bathroom. There is a delightful secluded rear garden, double garage and driveway parking. Both Flackwell Heath and Bourne End provide a range of shopping facilities for day to day needs, doctor's surgery and schooling in the area is highly regarded. There is a branch line railway station in Bourne End linking, via Maidenhead, to London Paddington. There are also railway stations in High Wycombe and Beaconsfield with train service to London Marylebone. Motorway access to the M40 and M4 can be gained at High Wycombe and Maidenhead respectively.

The accommodation comprises:

Front door to

ENTRANCE HALL of spacious design with wood floor, turning stairs to first floor.

CLOAKROOM with wash basin, low level wc, window to front.

LIVING/DINING ROOM with attractive fireplace, wood floor and French door to garden.



FAMILY ROOM with two windows overlooking front lawn.

KITCHEN/BREAKFAST ROOM fitted with modern white base & eye level cupboards & display units, ample work tops which incorporate sink with mixer tap, gas hob with extractor above, integrated electric oven, space & plumbing for dishwasher, integrated fridge/freezer storage cupboard, table space, aspect to rear, door to utility.



UTILITY ROOM with storage units, sink unit with mixer tap, space & plumbing for washing machine and space for tumble dryer, door to useful glazed outhouse with door to the side of the house & double doors to the garden.

FIRST FLOOR

LANDING with access to loft space, aspect to front.

BEDROOM ONE with two windows to front, door to ensuite shower room.



EN SUITE SHOWER ROOM with white suite of wash hand basin with cupboard below, low level wc, double shower cubicle with overhead shower unit, heated towel rail, wall & floor tiles, window to side, mirrored corner unit.



BEDROOM TWO with aspect to rear.

BEDROOM THREE with aspect to front

BEDROOM FOUR with built in wardrobes, additional storage cupboard, laminate floor.

FAMILY BATHROOM with white suite of panelled bath with mixer tap & shower over with screen, wash hand basin, low level wc, laminate floor, attractive wall tiles, window to rear.



OUTSIDE

TO THE FRONT is an open plan lawn with central pathway which leads to the side of the house where there is further lawn & gated access to the rear and a double width driveway leading to the **DOUBLE GARAGE**. The landscaped **REAR GARDEN** features a modest sized though wide lawned area with two paved patios, one immediately to the rear of the house with maturing shrubs/plants and the other more substantial terrace towards the rear of the plot adjacent to the garage. There is ample seclusion and screening by established trees and fencing



Ref: BOU 2 EPC Rating D Council Tax Band G

VIEWING: To avoid disappointment, please arrange to view with our **Bourne End office on 01628 522666**.

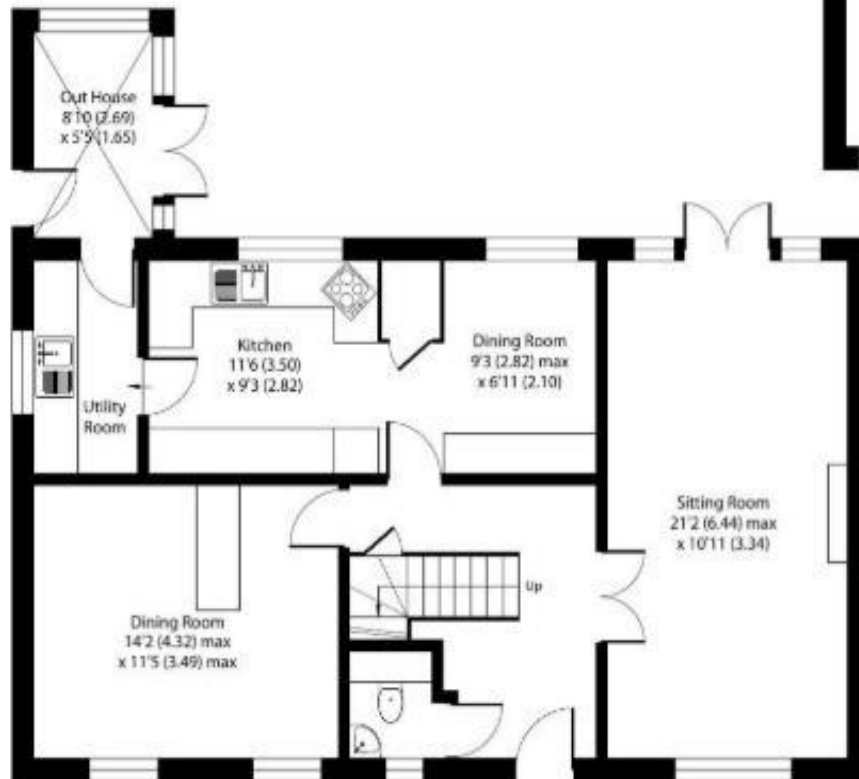
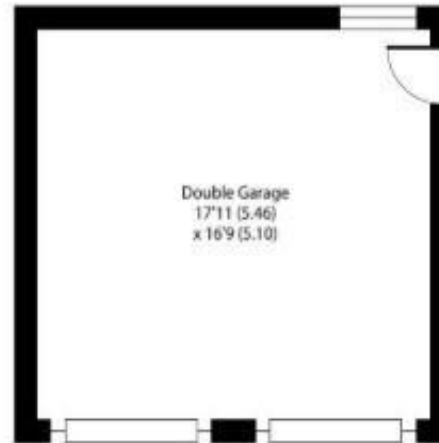
SAT NAV POSTCODE HP10 9PR

ANTI MONEY LAUNDERING (AML). All estate agencies, except those engaged solely in lettings work must comply with AML regulation. 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.

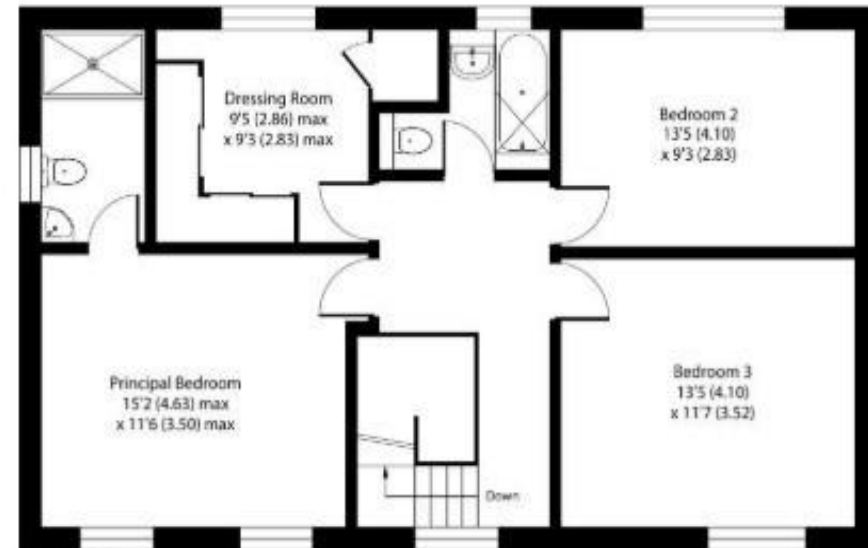


Approximate Area = 1627 sq ft / 151.1 sq m
Double Garage = 300 sq ft / 27.8 sq m
Total = 1927 sq ft / 178.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR