



17 Wood Lane Close, Flackwell Heath - HP10 9EP
£515,000

 **TIM RUSS**
& Company



17 Wood Lane Close

Flackwell Heath

- Tucked Away In A Pleasant Cul-De-Sac
- Situated In This Favoured Village
- A Well Presented Semi-Detached Chalet
- Two Bedrooms Plus Loft Room With Cloakroom
- Impressive Sitting Room With Feature Fireplace
- Conservatory Overlooking Pleasant Rear Garden
- Occupying A Delightful Plot
- Garage Plus Blocked Paved Driveway

The property is situated at the end of this pleasant cul-de-sac only a short distance from the village centre which offers an excellent range of shopping facilities, restaurants and public houses. Flackwell Heath lies between Beaconsfield and Bourne End both of which offer train connections to London and more comprehensive shopping facilities. Trains from Beaconsfield terminate at Marylebone with journey times from 25- 35 minutes. Trains from Bourne End connect to Maidenhead for onward fast train connections to Paddington, (approximately 30 minutes). The M40 motorway is accessible at both Junctions 3 and 4 (Junction 3 London bound less than 2 miles away). Just over one mile away is Beaconsfield New Town, which offers more comprehensive shopping facilities plus cafes and restaurants. The area is well known for its excellent schooling and the retention of the grammar school system.



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Flackwell Heath

A much improved semi detached chalet bungalow, occupying a delightful plot, tucked away at the end of a pleasant cul-de-sac in this favoured village location, only a short distance from Flackwell Heath village centre.

The property is approached via a long blocked paved driveway providing ample parking facilities leading to a single garage.

In brief the accommodation comprises entrance hall with access to the recently updated ground floor main bathroom, the light and airy sitting room has also been recently redecorated to an impressive room with feature fireplace, the well equipped kitchen flows to a good size conservatory which takes full advantage of the delightful rear garden. Two good size bedrooms finish the ground floor accommodation, whilst on the first floor is a useful loft room with cloakroom.

Outside the rear garden is of a generous wide plot with patio area, with steps leading to an area of lawn with central path leading to a summer house. The garden is enclosed by fencing with access gate leading to the front of the property.

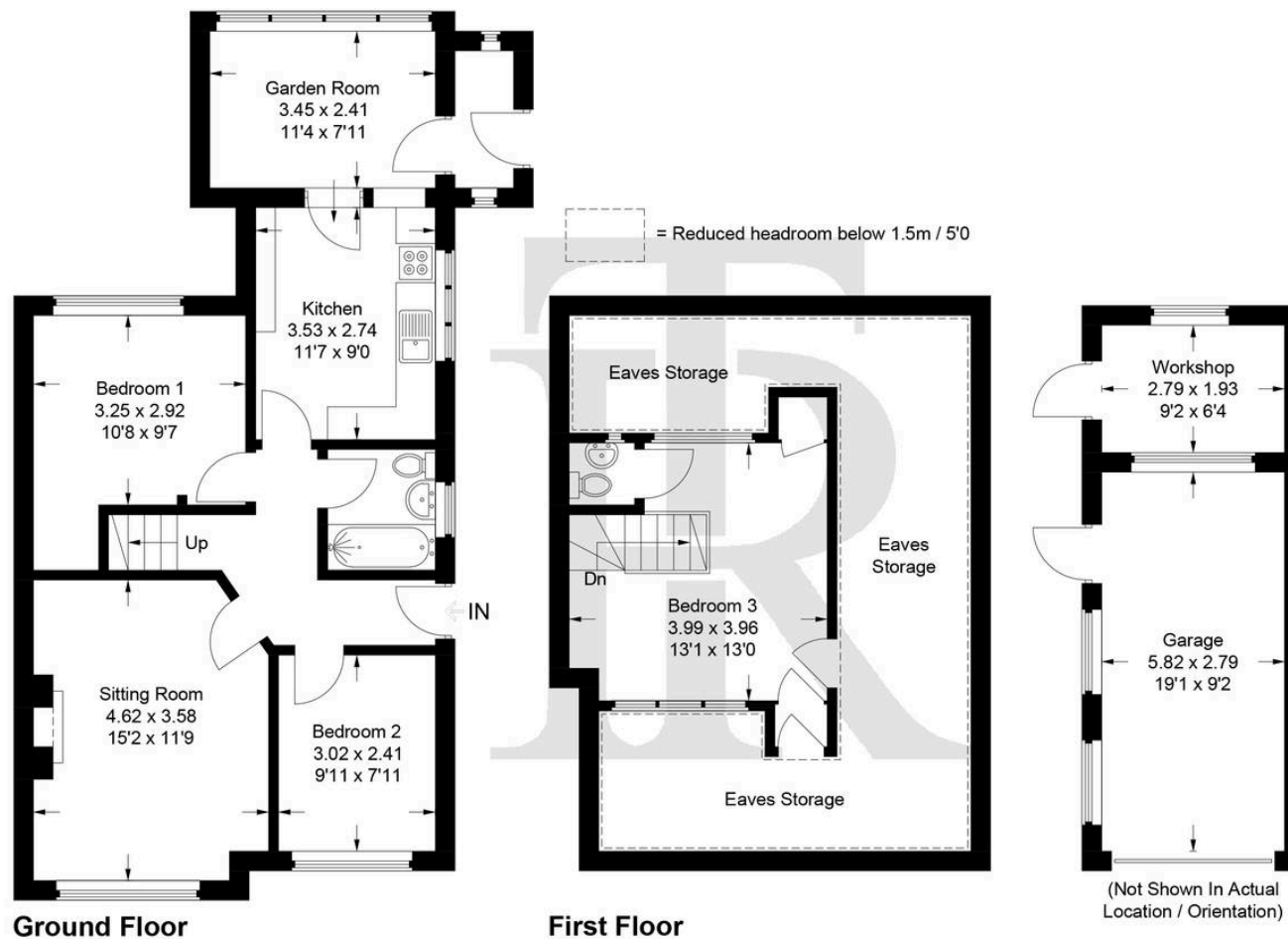
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Ground Floor

First Floor

(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 118.2 sq m / 1273 sq ft
 (Including Eaves Storage)
 Garage = 16.2 sq m / 175 sq ft
 Outbuilding = 5.3 sq m / 58 sq ft
 Total = 139.6 sq m / 1506 sq ft

Floor Plan produced for Tim Russ & Company.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

Tim Russ & Co, 6 Burkes Court Burkes Road - HP9 1NZ

01494 681122 • Beaconsfield@timruss.co.uk • timruss.co.uk/

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