



HUNT & NASH
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44 Whitepit Lane, Flackwell Heath Buckinghamshire HP10 9HS

**THREE BEDROOMS: SHOWER ROOM: SITTING ROOM: DINING ROOM
SPACIOUS KITCHEN: GAS CENTRAL HEATING
DELIGHTFUL LARGE SOUTH FACING REAR GARDEN
AMPLE OFF ROAD PARKING: DETACHED GARAGE
SUMMERHOUSE/HOME OFFICE POTENTIAL: NO ONWARD CHAIN
COUNCIL TAX BAND E: EPC RATING E**



Three bedroom semi detached family home on a generous plot offering plenty of potential in a popular village within catchment of Juniper Hill Primary School.

The ground floor accommodation comprises of a spacious reception room with areas for both dining and sitting, there is a large kitchen fitted with a range of matching wall and base units with space for all the usual appliances, including a 'range style' cooker.

On the first floor there are three bedrooms and a shower room with separate WC.

To the front of the property is an area of lawn and a block paved driveway providing plenty of parking that leads to a detached garage and provides access to the rear.

A particular feature of this property is the large south facing rear garden that is mainly laid to lawn with mature flower and shrub borders, offering plenty of privacy. There is a wooden 'chalet style' detached garden room with a raised wooden deck. It should be noted however that the deck would benefit from being replaced but this may make an ideal home office or summer house.

Flackwell Heath is a popular village with a variety of shops for day to day needs plus a selection of pubs and restaurants. The village boasts two good primary schools, Carrington and Juniper Hill, and is also within catchment for the popular High Wycombe and Beaconsfield Grammar Schools. Swift access to the M40 motorway is available at Junction 3 or 4.

HMRC Anti Money Laundering

Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

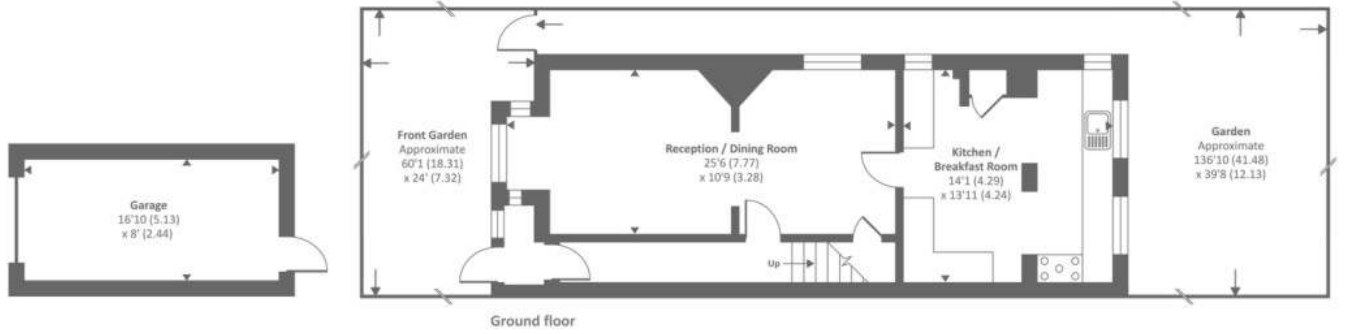
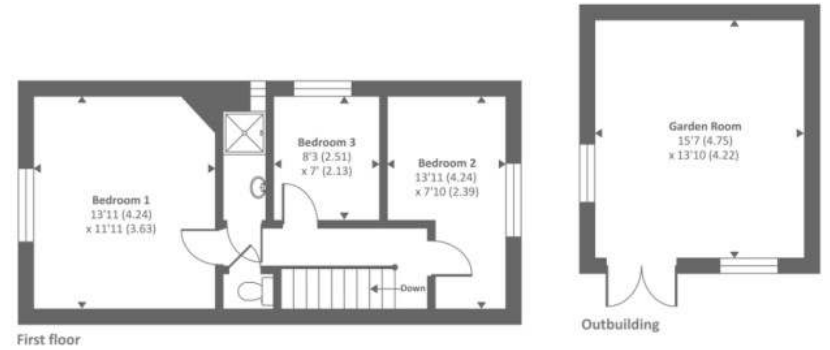
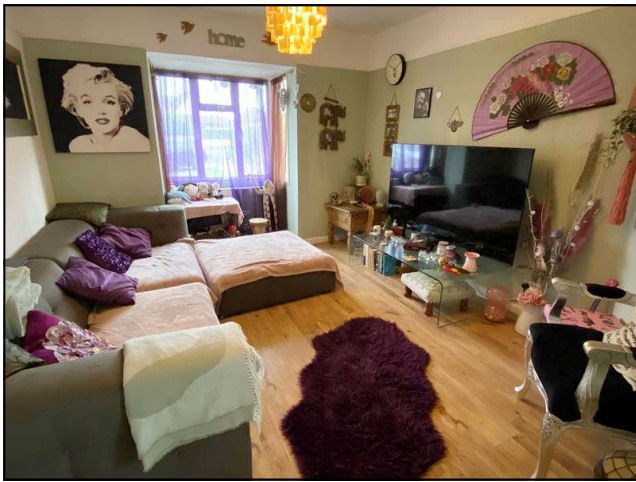
Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR

GUIDE PRICE . . . £525,000 . . . FREEHOLD

The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Tel: 01628 522568

Viewing By Appointment
Email: bourneend@huntandnash.co.uk



Approx. gross internal floor area 1125 SQFT / 104.5 SQM (Excludes Outbuilding & Includes Garage)
 Approx. gross external floor area 1381 SQFT / 128.3 SQM (Excludes Outbuilding & Includes Garage)



Note: These particulars are produced in good faith, having been prepared as a general guide. Hunt & Nash give notice that they do not constitute any part of a contract. We have not carried out a survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings

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