



Poppy Cottage, 1 Northend Close Flackwell Heath, Buckinghamshire HP10 9JA

**EXTENDED FAMILY HOME: FOUR DOUBLE BEDROOMS: EN SUITE SHOWER ROOM
FAMILY BATHROOM & CLOAKROOM: DOUBLE ASPECT RECEPTION ROOM
FABULOUS OPEN PLAN KITCHEN/LIVING SPACE: BI FOLD DOORS TO GARDEN
FULLY FITTED KITCHEN WITH SEPARATE UTILITY ROOM
DINING ROOM: SOUTH FACING, PART WALLED REAR GARDEN
GARAGE: HOME OFFICE: PARKING FOR THREE CARS
GOOD PRIMARY SCHOOL CATCHMENT: COUNCIL TAX BAND F: EPC RATING C**



Superbly appointed throughout and cleverly extended to provide spacious accommodation that takes full advantage of a private, south facing rear aspect.

Poppy Cottage is a charming family home offering light and airy accommodation including an impressive open plan living space with bi folding doors out to the rear garden. This space enjoys plenty of natural light and incorporates an extensive range of kitchen units with space for all the usual appliances, a sitting area and a dining area. There is a separate utility room and across the front of the property is a double aspect sitting room with a study area, a large bay window and an attractive fireplace.

A cloakroom off the entrance hall completes the ground floor accommodation whilst on the first floor, there are four double bedrooms, mostly with fitted wardrobes, including a master bedroom benefiting from an en suite shower room. There is a spacious family bathroom complementing the other bedrooms.

The fabulous south facing rear garden is partly walled and laid mainly to lawn with mature flower and shrub borders. An attractive circular patio area is ideal for al fresco evenings and there are additional patios/seating areas adjacent to the rear of the house. The far end of the garden allow access into the garage and there is a home office at the rear of the garage with all the necessary network cabling installed.

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.

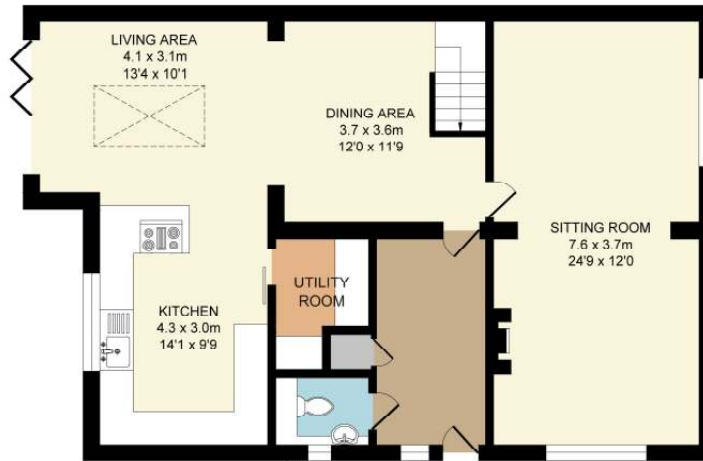
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GUIDE PRICE . . . £825,000 . . . FREEHOLD

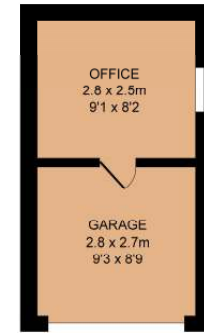
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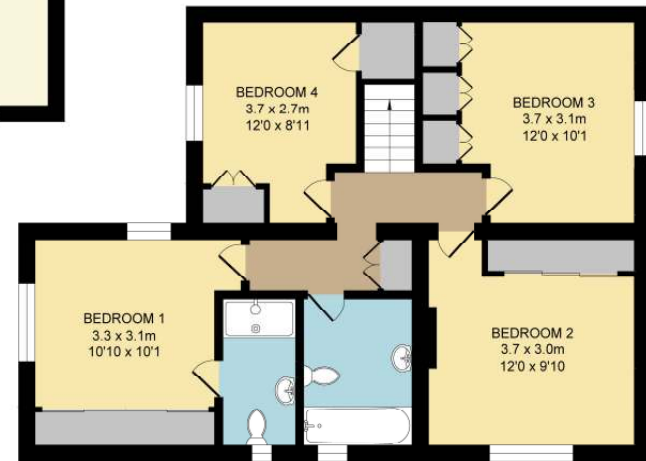
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GROUND FLOOR



TOTAL APPROX. FLOOR AREA 151.0 SQ.M. (1658 SQ.FT.)
EX. OUTBUILDING 14.0 SQ.M. (151 SQ.FT.)
All 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. Not to scale. www.huntandnash.co.uk



FIRST FLOOR





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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