

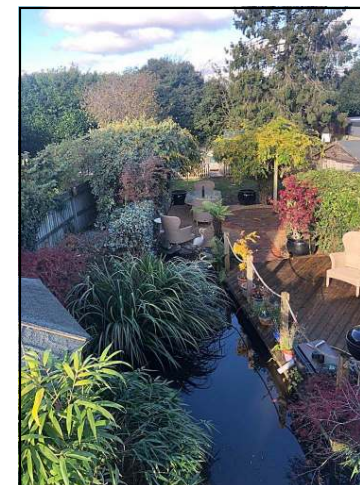


HUNT & NASH  
FOR SALE  
01928 522568

HUNT & NASH  
Est. 1938    www.huntandnash.co.uk

# Milford Cottage, Common Road, Flackwell Heath Buckinghamshire HP10 9AD

**2357 SQ FT: FOUR BEDROOMS: THREE BATH/SHOWER ROOMS  
TWO GROUND FLOOR WC: THREE RECEPTION ROOMS  
TWO KITCHENS: SEPARATE UTILITY ROOM  
FLEXIBLE ACCOMMODATION WITH ANNEX POTENTIAL  
OFF ROAD PARKING FOR SEVERAL VEHICLES: LANDSCAPED GARDEN  
GREAT LOCATION: COUNCIL TAX BAND D: EPC RATING C**



An attractive older style semi detached cottage that has been considerably extended over the years to provide flexible accommodation extending to around 2350 sq ft arranged over three floors.

Well presented throughout, this property offers plenty of flexibility with the potential for a self contained annex.

At present on the ground floor there is a large kitchen/family room, two sitting rooms and a secondary kitchen along with two cloakrooms and a separate utility. On the first floor there are three double bedrooms including an impressive master suite with en suite bathroom and a mezzanine sleeping area. There is a family bathroom and an en suite shower to bedroom two.

The second floor contains the fourth bedroom with a large dressing room and a 'Juliet balcony' providing fabulous rear views.

To the side of the property is a driveway providing ample off road parking leading to a landscaped rear garden with dog run, Koi pond and a raised deck.

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**

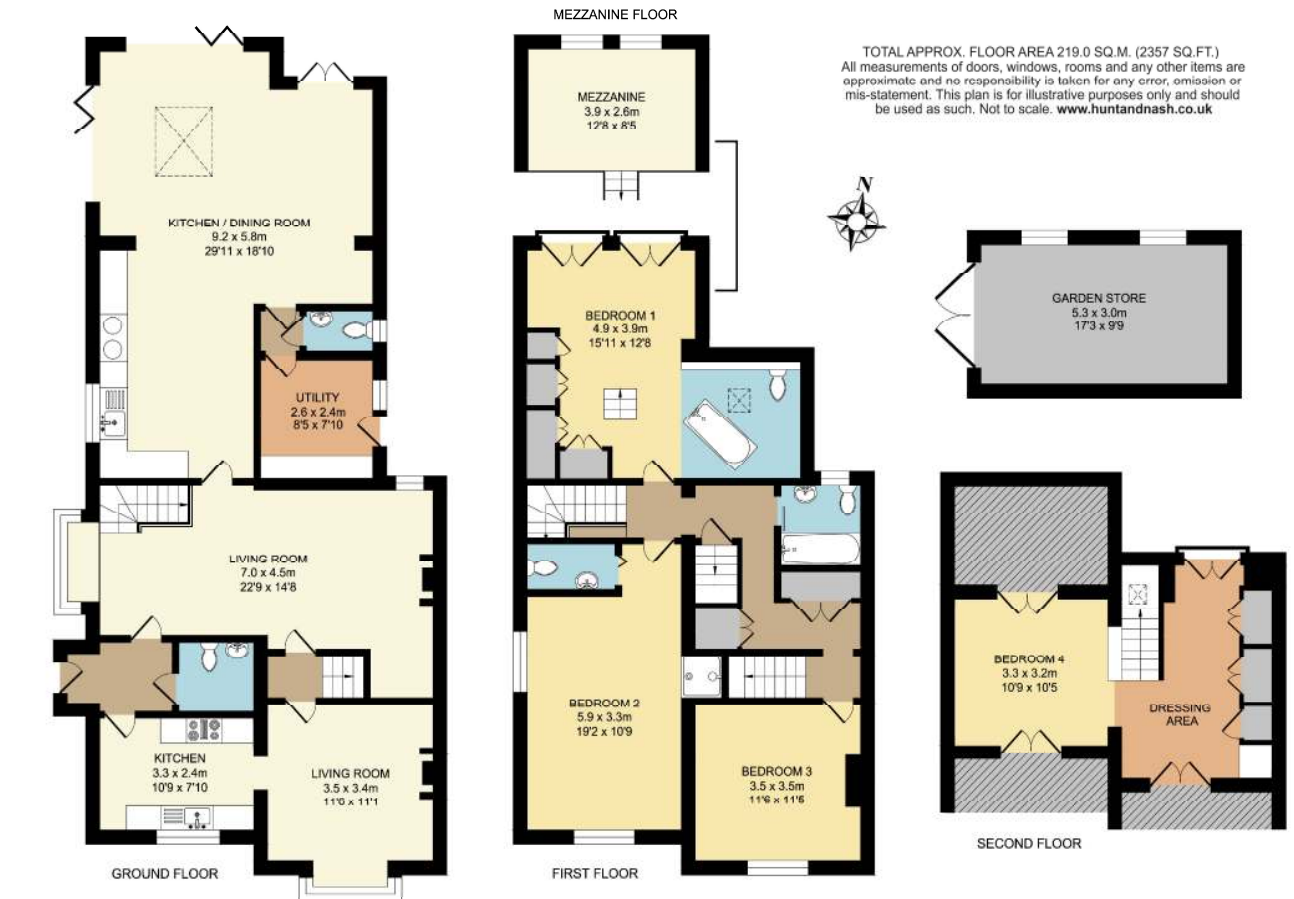
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

**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**

## **OFFERS OVER . . . £800,000 . . . FREEHOLD**

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

Viewing By Appointment  
Tel: 01628 522568 Email: [bourneend@huntandnash.co.uk](mailto:bourneend@huntandnash.co.uk)





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

**HUNT & NASH**  
Est. 1938 [www.huntandnash.co.uk](http://www.huntandnash.co.uk)

naea  
propertymark  
PROTECTED

ESTATE AGENTS BLOCK MANAGEMENT  
RESIDENTIAL LETTINGS & MANAGEMENT

 **OnTheMarket**.com