



HUNT & NASH

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41b Straight Bit, Flackwell Heath Buckinghamshire HP10 9LT



**SUPERBLY PRESENTED & EXTENDED FAMILY HOME OF 2260 SQ FT
STYLISH OPEN PLAN ENTERTAINING SPACE
FABULOUS KITCHEN WITH LARGE GRANITE CENTRAL ISLAND
UNDERFLOOR HEATING TO THE REAR EXTENSION: ELEGANT RECEPTION ROOMS
FOUR DOUBLE BEDROOMS: TWO EN SUITE SHOWER ROOMS: FAMILY BATHROOM
CLOAKROOM: INTEGRAL GARAGE: LANDSCAPED GARDEN
AMPLE PARKING: COUNCIL TAX BAND G: EPC RATING D**

This stunning four bedroom detached family home has been extended at the rear to create a fabulous open plan entertaining space, with an integrated audio speaker system, that is ideally suited to today's current lifestyle and now provides 2260 sq ft of comfortable living.

A welcoming entrance hall has a ceramic tiled floor with stairs rising to the first floor and a cloakroom. There are two designated reception rooms including an elegant front aspect sitting room/family room and an adjacent living room with open fire.

The living room opens into a substantial living space which forms part of the extension with twin sets of bi folding glazed doors out to the rear garden. This in turn opens into the dining and kitchen area that has been designed to take full advantage of the aspect over the rear garden. The kitchen is fitted with an extensive range of modern wall and base units above and below granite worktops with space for all the usual appliances. A large central island is great focal point with space for several stools. The induction hob and dual ovens are integrated and there is a 'Franke' 4-way tap in the ceramic sunken sink.

On the first floor there are four double bedrooms including an impressive master bedroom with fitted wardrobes and an en suite shower room. The second bedroom also benefits from a fitted wardrobe and an en suite shower room whilst bedrooms three and four are complemented by the family bathroom off the first floor landing.

The front of the property is approached via a gravel driveway proving off road parking for several cars leading to an integral garage with an electric up and over door. The rear garden is mainly lawn with raised, well stocked flower beds and has been landscaped to provide a couple of seating/dining areas taking full advantage of the sun as it moves throughout the day. There is a 'garden pergoda' and two storage sheds plus a gated side return with a personnel door into the garage.

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.

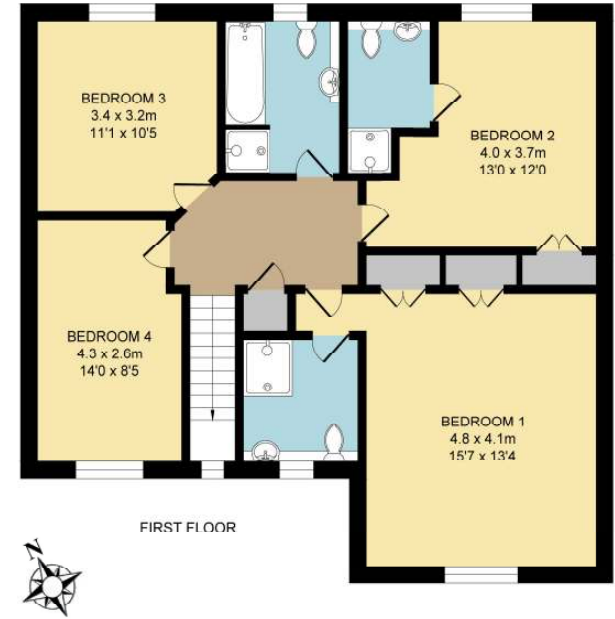
GUIDE PRICE . . . £1,250,000 . . . FREEHOLD

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
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TOTAL APPROX. FLOOR AREA 210.0 SQ.M. (2260 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



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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

