

HUNT & NASH

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2 Pyms Garden, Hedley Road, Flackwell Heath Buckinghamshire HP10 9AG

DETACHED FAMILY HOME IN QUIET LOCATION
TWO RECEPTION ROOMS: KITCHEN/BREAKFAST ROOM
CLOAKROOM: CONSERVATORY; MASTER BEDROOM WITH EN SUITE
THREE FURTHER BEDROOMS: FAMILY BATHROOM
LOW MAINTENANCE REAR GARDEN: INTEGRAL GARAGE: DRIVEWAY PARKING
CLOSE TO VILLAGE CENTRE: COUNCIL TAX BAND F: EPC RATING C



Superbly presented four bedroom detached family home forming part of this exclusive development, built about 20 years ago, in a lovely, peaceful location within a short distance of the village centre and primary schools.

The front door opens into a welcoming entrance hall with attractive flooring, an internal door to the garage and a cloakroom. The cloakroom and reception rooms are wheelchair accessible with door openings providing sufficient width.

Both the well proportioned reception rooms have doors that lead to a conservatory addition with access out to the rear garden. The kitchen/breakfast room is fitted with an extensive range of wall and base units above and below fitted work surfaces with integrated appliances and plenty of space for a table.

On the first floor there are four double bedrooms including a master bedroom with an en suite shower room and there is a modern family bathroom complementing the three other bedrooms, two of which have fitted wardrobes.

To the front of the property is a small well maintained garden with mature hedging providing a good deal of privacy. A block paved driveway provides off road parking leading to an integral single garage with an up and over door. The far end of the garage is a very useful utility area.

The rear garden has been landscaped to allow for low maintenance and is mainly paved with an area of artificial lawn, a gravelled area and space for a garden shed.

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 . . . £850,000 . . . 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



TOTAL APPROX. FLOOR AREA 158.0 SQ.M. (1701 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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