





Features

- Brick and Flint End of Terrace
- Three Bedrooms
- Attractive and Easy to Maintain Garden
- Coal/Wood burning Stove
- Two Parking Spaces
- Open Plan Sitting / Diner / Kitchen

The front door of this delightful brick and flint end of terrace house opens into the sitting room with stairs rising to the first floor and a feature coal and wood burning stove.

The ground floor has an open flowing floorplan giving a harmonious feel throughout. The kitchen/dining room is a good size, with room for a table of six and patio doors to the rear of the property. The fitted kitchen includes a range of above and below counter units inclusive of a fitted twin oven, induction hob and space for a dishwasher/washing machine and

fridge/freezer. To the first floor are three bedrooms and a family bathroom with basin, toilet and shower over the bath.

Externally to the front of the property is a small garden with well established hedge borders offering privacy and seclusion. The rear garden is level, fenced to all open sides and includes an artificial lawn and sandstone patio, with gate providing access to two parking spaces at the rear.



Situated within walking distance to the east of Flackwell Heath's village centre. Close by is the popular Stag Public House, that has inspiring views across rolling Chiltern countryside. Flackwell Heath has numerous facilities, with good local shopping, and a range of eateries, a superb golf course, and a host of clubs and activities on offer at the community centre. People move to the area to take advantage of local schooling, and Carrington Infant and Junior Schools are within walking distance. For secondary schools, Bourne End Academy is a fifteen minute bus ride away, as are John Hamden Grammar School and the Wycombe High School. Flackwell is surrounded by three larger towns

of High Wycombe, Marlow and Beaconsfield, where there is a wider array of shopping and hospitality venues, with direct rail links to London. For Road commuters, Junctions 3 and 4 of the M40 are in close proximity, linking to the M25 and London Heathrow Airport.

Property Information (to be verified by a solicitor)

Council Tax: D

EPC Rating: C(70)



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33-35 Crendon Street, High Wycombe, Buckinghamshire HP13 6LJ

Tel: 01494 417007

Email: wyc@keeganwhite.co.uk

keeganwhite.co.uk



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Approximate total area⁽¹⁾

719 ft²

66.8 m²

Reduced headroom

16 ft²

1.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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