

CRENDON **H**OUSE

Est. 1971



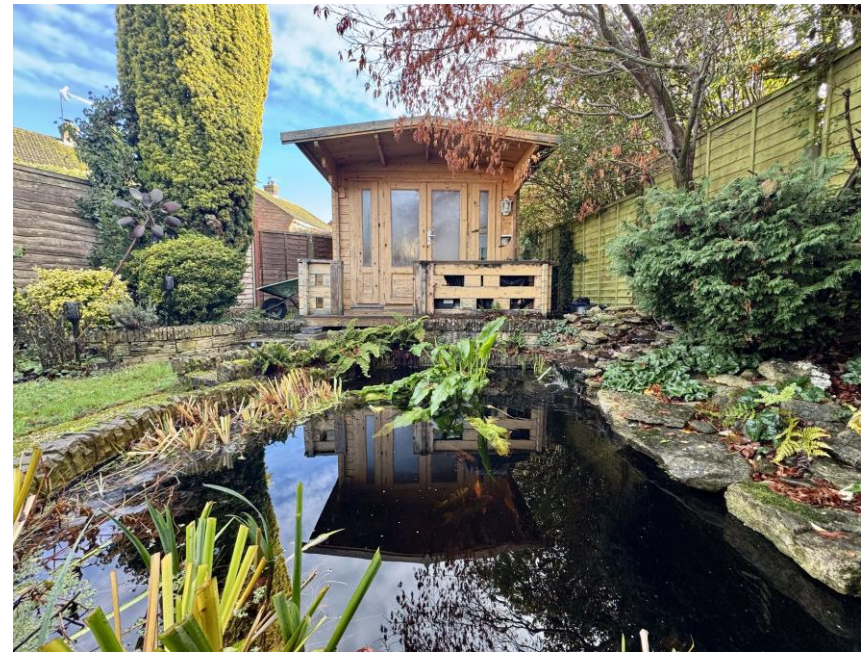
**4 Churchill Close, Flackwell Heath,
Buckinghamshire, HP10 9LB**

£695,000 - Freehold

This beautifully extended detached family home offers generous and versatile living space, set on a highly desirable corner plot with stunning, private landscaped gardens that provide a peaceful and secluded setting. You enter the property via a porch and welcoming entrance hall, leading into an impressive open-plan family and living room. This light-filled space benefits from dual-aspect views to the front & rear and features a charming gas coal fire, creating a warm and inviting atmosphere. The kitchen flows seamlessly into the dining room, making it perfect for everyday family life as well as entertaining guests. In addition, there is a useful downstairs home office, accessed independently via the side garden, offering an ideal solution for remote working. Upstairs, the property continues to impress with four good-sized bedrooms, served by both a family bathroom and a separate shower room, offering comfort and convenience for busy households. Outside, the beautifully landscaped rear garden is a true highlight, featuring a tranquil pond, an elegant pergola and a log cabin/summerhouse, ideal for relaxation, hobbies or working from home. A garage and driveway provide ample parking and storage, while gas central heating and double glazing ensure year-round comfort. Offered with no onward chain, this is a rare opportunity to secure a spacious and thoughtfully extended family home in a sought-after position. Early viewing is highly recommended.

EPC: C Council Tax Band: E Location: Flackwell Heath Popular with commuters, young families and retirees alike Flackwell Heath, nestled on the edge of The Chilterns, offers one of the best combinations of country space and a quick commute to London. The new Elizabeth line into London Paddington is easily reached from the neighbouring village of Bourne End, a mere 3 - 4 minute drive away, and its rail link via Maidenhead. Plus a mainline train service to London Marylebone with a journey time of less than 25 minutes from neighbouring town Beaconsfield. The M40 London bound is accessed at Junction 3 being just 2 miles away; the M4 is approx 10 miles away at junction 8/9. The village amenities provide for every day needs including a dentist, pharmacist, supermarkets, coffee shops, hairdressers and barbers, as well as boutique gift stores and a selection of pubs and restaurants. The adjacent and larger historical market towns of Beaconsfield and Marlow provide more comprehensive facilities with wider shopping and an eclectic mix of independent and national retailers. Schooling around the area is renowned with a number of state, grammar and private options available. Flackwell Heath has a varied catchment area offering choice of a number of really good schools for primary and secondary age with great bus routes to most of the local secondary and private choices. N.B We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks in

£50 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and





Detached Family Home

Tastefully Extended

No Chain

Corner Plot

Stunning Private Gardens

Garage & Driveway

3 Receptions Room + Home Office

4 Bedrooms

Council Tax Band: E

EPC Rating: C

Crendon House – Wooburn Green

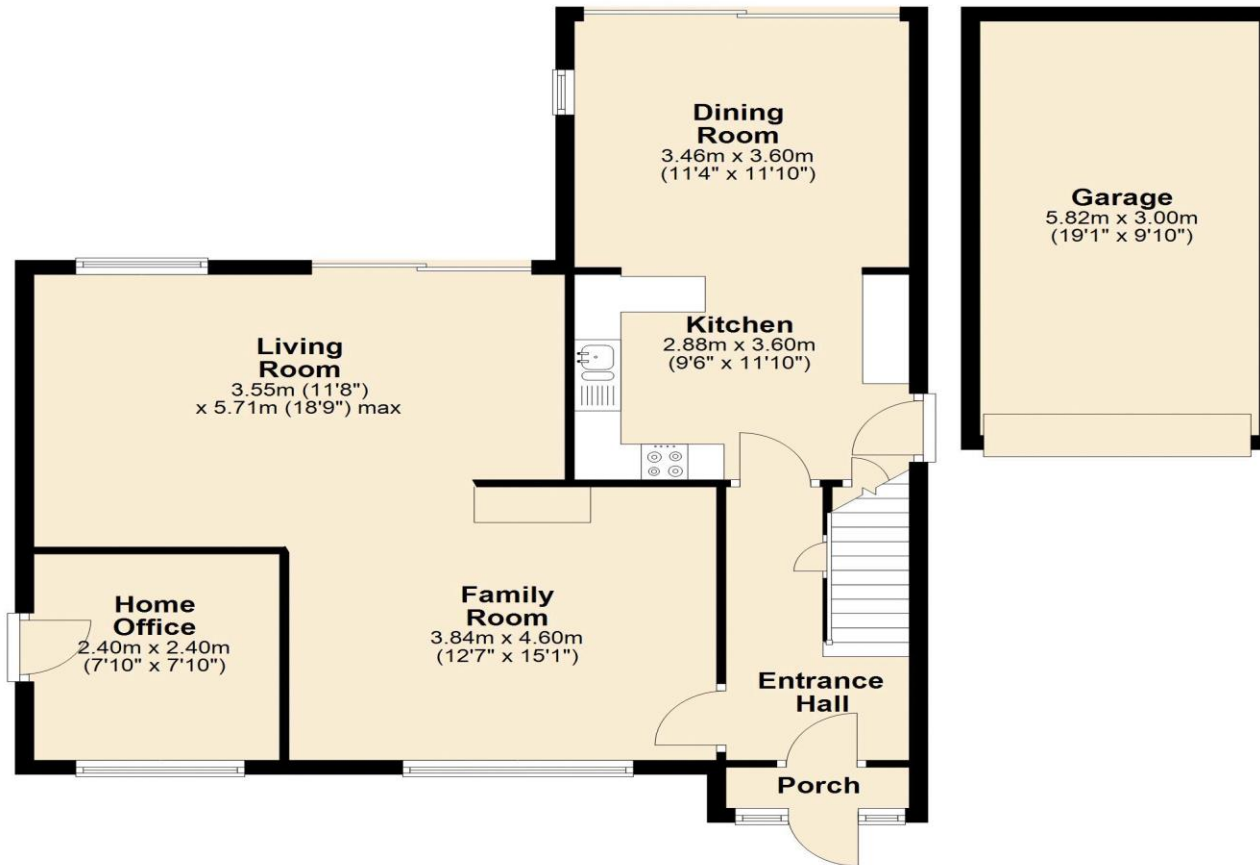
Tel: 01628 527766

Suffolk House
54 – 55 The Green
Wooburn Green
Bucks
HP10 0EU

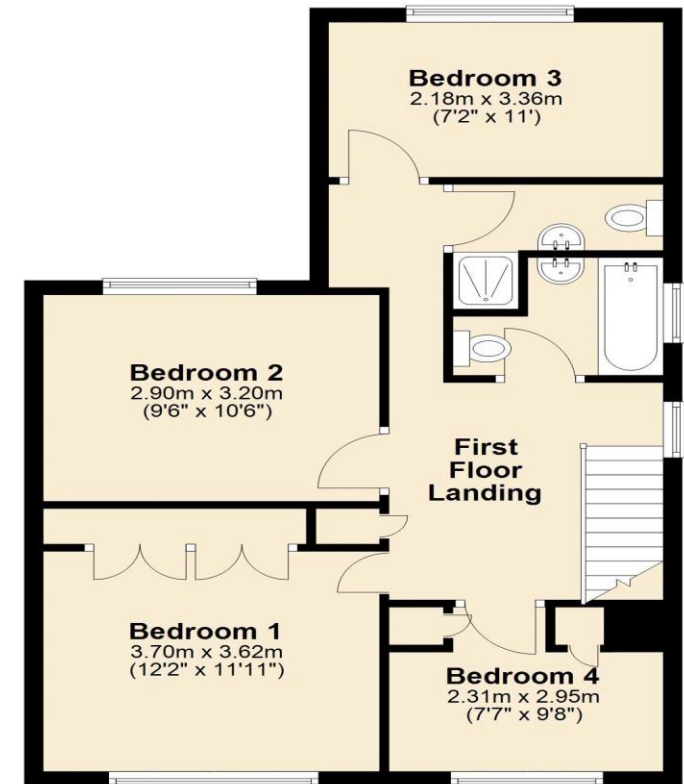
wooburn@crendonhouse.com

www.crendonhouse.com

Ground Floor



First Floor



Total area: approx. 147.9 sq. metres (1591.6 sq. feet)



Please Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this employment has the authority to make or give any representation or warranty in respect of the property.