

# CRENDON HOUSE

Est. 1971



**6 Carrington Avenue, Flackwell Heath,  
Buckinghamshire, HP10 9AL**

**£575,000 - Freehold**

Located in the heart of Flackwell Heath on a highly regarded and peaceful residential road, this well presented two double bedroom detached bungalow is offered to the market with no onward chain. Generously extended by the previous owner, the property now boasts a wealth of spacious and light-filled living accommodation. At its heart is a superb open-plan dining and family area, bathed in natural light and flowing seamlessly out to the rear garden through elegant French doors – ideal for entertaining or relaxing. The bungalow also features a living room with a charming fireplace and solid fuel burner, as well as a study, providing flexible space for home working or hobbies. The kitchen has been thoughtfully enlarged to create a bright and airy kitchen/breakfast room with a stable door leading to the gated side access. Both bedrooms are good-sized doubles. The main bedroom benefits from direct access to a modern bathroom and an additional shower that can be easily removed if desired, there is also a separate cloakroom accessed from the hallway. Externally, the property is equally impressive. A gated driveway leads to a garage, offering secure off-street parking. The rear garden is south facing, fully enclosed and predominantly laid to lawn, framed by well-established trees, shrubs, and hedging in attractive railway sleeper beds. A substantial decked terrace spans the full width of the garden – perfect for outdoor dining and summer gatherings and with the added benefit of an electric fitted shade sale. This is a rare opportunity to acquire a detached bungalow in such a desirable location, offering exceptional space, privacy, and flexibility, all within close proximity to local amenities, schools, and transport links. Viewings highly recommended – contact us today to arrange yours. EPC: D Council Tax: E Location: 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.





**NO CHAIN**

**Detached Bungalow**

**Two Double Bedrooms**

**Large Extended Kitchen**

**Huge Open Plan Family Room**

**Separate Cloakroom**

**Garage**

**Study**

**Council Tax Band: E**

**EPC Rating: D**

**Crendon House – Wooburn Green**

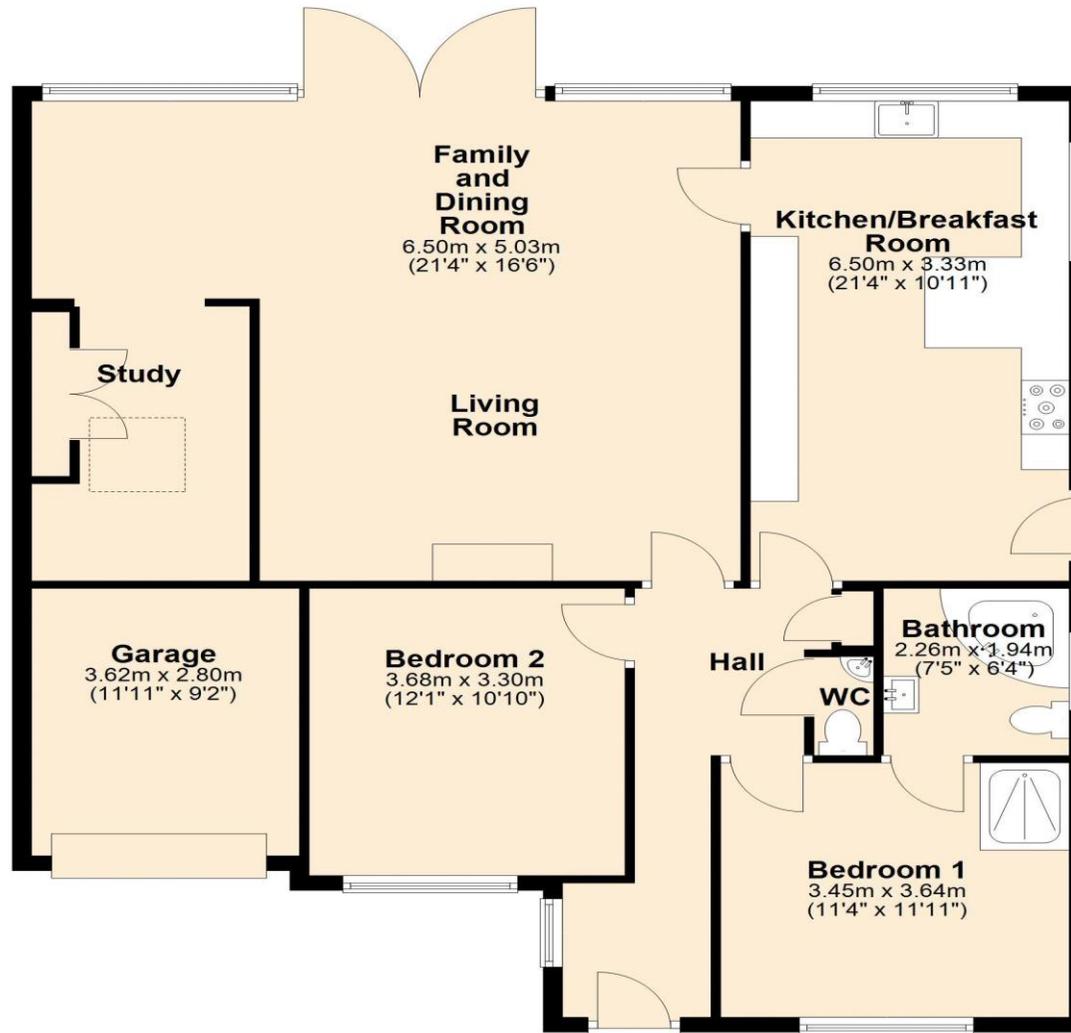
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## Ground Floor



Total area: approx. 125.1 sq. metres (1346.6 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.