HUNT & NASH

Est.1938 www.huntandnash.co.uk



8 Highlands, Flackwell Heath
Buckinghamshire HP10 9PP



THREE BEDROOM SEMI DETACHED FAMILY HOME
JUNIPER HILL SCHOOL CATCHMENT
SITTING ROOM: DINING ROOM: KITCHEN: CLOAKROOM
FIRST FLOOR SHOWER ROOM: ENCLOSED SOUTH FACING REAR GARDEN
POPULAR LOCATION: WALKING DISTANCE TO LOCAL PRIMARY SCHOOL
OVER SIZED SINGLE GARAGE WITH ELECTRIC DOOR
COUNCIL TAX BAND E: EPC RATING TBC

Ideally located within a very short walk of Juniper Hill School is this fabulous three bedroom semi detached family house that is being offered to the market with huge potential and for the first time in over 50 years.

The ground floor accommodation has been extended at the rear and now provides a front aspect sitting room, a good size kitchen, a dining room/garden room and a cloakroom.

On the first floor there are three generous bedrooms and a family shower room.

To the front of the property is a driveway providing off road parking for several cars. There is a small front garden and the driveway continues down the side of the property leading to a detached oversized single garage that has power and light and an electric remote controlled up and over the door. The rear garden enjoys a southerly aspect and is mainly lawn with panelled fencing and a paved patio adjoining the rear of the property.

Agent's Note: Many of the houses in this road have been extended or remodelled and further enquiries concerning this property's potential should be made with the local council.

Flackwell Heath is a popular village with thriving shops, restaurants, pubs and excellent schools The village is situated between Marlow, Beaconsfield and High Wycombe with good access to both the M4 & M40. Beaconsfield station is also within 3 miles offering a swift efficient service to London Marylebone via Chiltern Railways., and about 2 miles away is Bourne End rail station linking via Maidenhead to London Paddington (Elizabeth Line).

HMRC Anti Money Laundering

Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR

GUIDE PRICE . . . £550,000 . . . FREEHOLD

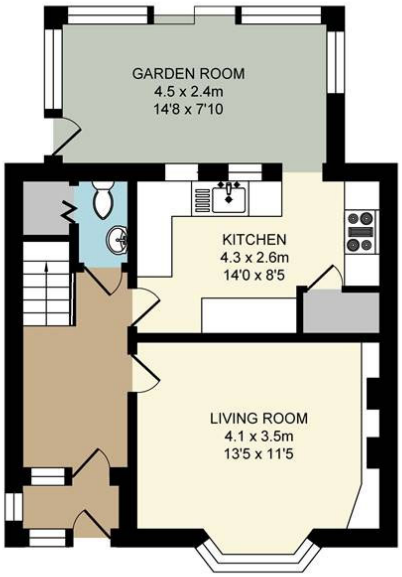
The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing By Appointment
Tel: 01628 522568 Email: bourneend@huntandnash.co.uk

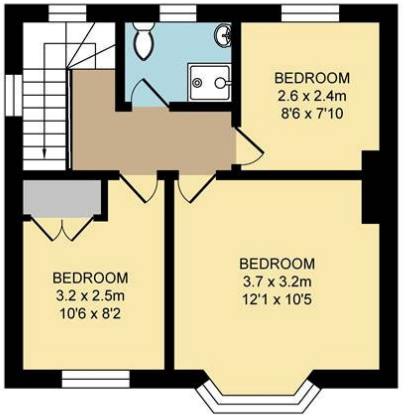




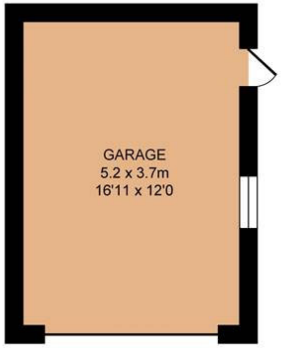
TOTAL APPROX. FLOOR AREA 86.0 SQ.M. (925 SQ.FT.)
EXCLUDING GARAGE 19.0 SQ.M. (204 SQ.FT.)
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes. Not to scale.
www.huntandnash.co.uk



GROUND FLOOR



FIRST FLOOR



GARAGE











HUNT & NASH
Est. 1938 www.huntandnash.co.uk

12 The Parade, Bourne End SL8 5SY
bourneend@huntandnash.co.uk

Note: These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only and prospective buyers are advised to check these for any particular purpose, eg, fitted carpets and furniture. All images and computer generated images are for illustrative purposes only and can vary from property to property. This material is protected by the laws of copyright. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission.