



Fennels Way, Flackwell Heath, High Wycombe, Buckinghamshire, HP10 9BX

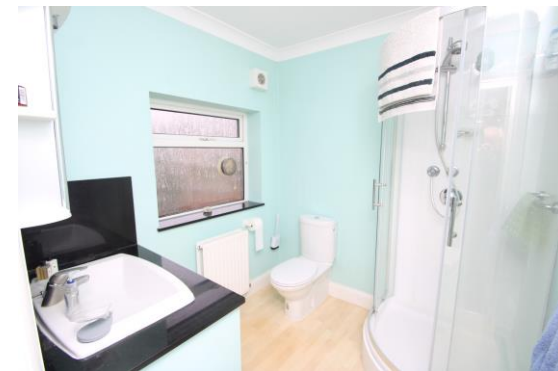
A spacious and well-presented semi-detached family home in sought after private road location.

| Extended Semi-Detached Family Home | Sought After Prestigious Location | Good Size Private Gardens | Reception Hall | Cloakroom | Through Lounge/Dining Room | Open Plan Fitted Kitchen to Breakfast/Sitting Room | Utility Room | Landing | Four Bedrooms | Bathroom | Separate Shower Room | Gas Central Heating | Double Glazed Windows | Ample Off-Street Parking | Viewing Strongly Recommended |

An immaculately presented and extended bay fronted semi-detached family home which is situated in a highly sought after prestigious private road within walking distance of all the village amenities and Flackwell Heath Golf Club. The accommodation enjoys an open plan kitchen and breakfast/sitting room, a good size through lounge/dining room with a ground floor cloakroom and utility room. On the first floor there are four bedrooms with a bathroom and separate shower room. The gardens at the rear are level & private and extend to approximately 90ft and the front garden is laid to gravel providing off street parking for several vehicles. The property also benefits from gas central heating and double glazing. Viewing is strongly recommended.

Price... £775,000

Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

LOCATION

Fennels Road is a Private No Through Road close to the village centre and is within a short walk of all the amenities the village of Flackwell Heath has to offer, which amply caters for day to day needs and the Golf Club is also within walking distance. There is a choice of supermarkets also close by at Loudwater and Cressex with a Sainsburys Local in the village. High Wycombe town centre is approximately 2.5 miles away and provides a more extensive range of shopping facilities including a mainline rail link to London/Birmingham.

DIRECTIONS

From the multi roundabouts in the town centre, ascend Marlow Hill and take the first exit into Daws Hill Lane. Follow Daws Hill Lane into Flackwell Heath and proceed along Heath End Road until reaching the roundabout at the parade of shops and then turn left into Swains Lane. Proceed for a short distance taking the second road on the left into Fennels Way. Proceed for some distance and the property will be found on the left.

ADDITIONAL INFORMATION

COUNCIL TAX

Band E

EPC RATING

C

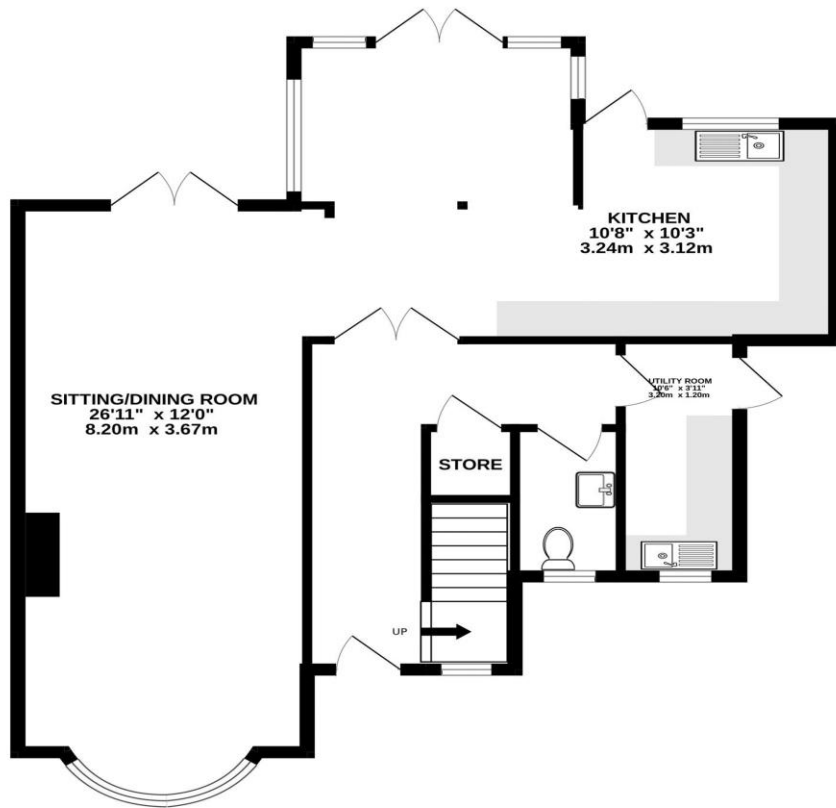
MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

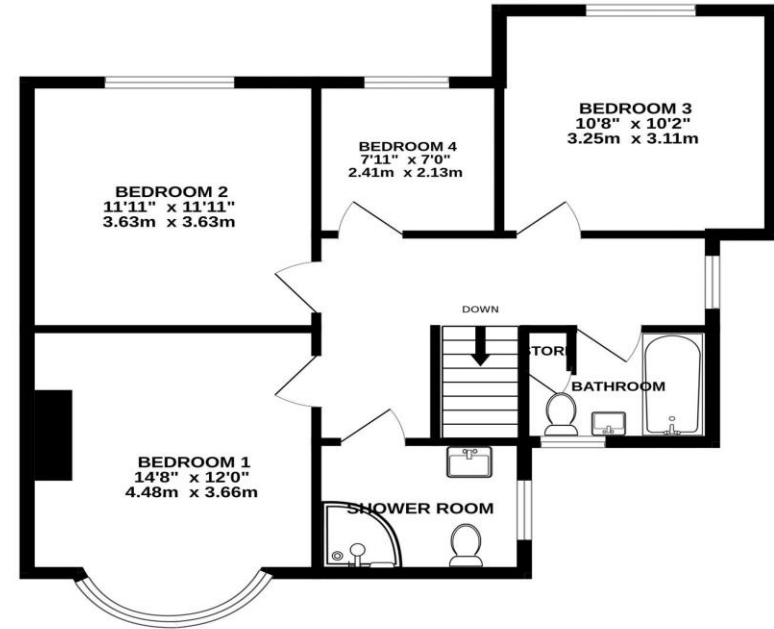
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.



1ST FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 1410 sq.ft. (131.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The **wye** Partnership