



83 STRAIGHT BIT, FLACKWELL HEATH
PRICE: £619,000 FREEHOLD

am ANDREW
MILSON

**83 STRAIGHT BIT
FLACKWELL HEATH
BUCKINGHAMSHIRE
HP10 9NE**

PRICE: £619,000 FREEHOLD

A superbly appointed and considerably improved three bedroom Victorian cottage with many attractive features situated in this popular residential setting within Juniper Hill School catchment

**APPROXIMATELY 120FT REAR GARDEN:
SUMMERHOUSE/HOME OFFICE:
THREE BEDROOMS: EN SUITE BATHROOM:
LIVING ROOM WITH FEATURE FIREPLACE:
KITCHEN/BREAKFAST ROOM:
GROUND FLOOR BATHROOM:
DOUBLE GLAZED WINDOWS:
GAS CENTRAL HEATING:
DRIVEWAY PARKING:
NO ONWARD CHAIN**

TO BE SOLD: Having been thoughtfully redesigned and extended by the present owners, this charming Victorian cottage provides deceptively spacious and superbly appointed living accommodation over three floors. This property boasts many features including a 19ft kitchen/breakfast room with oak flooring and impressive glazed atrium roof, two recently refitted bathrooms, one of which is ensuite to the main bedroom, a private 120ft rear garden with timber summerhouse that could be utilised as a home office or games room, living/dining room with oak flooring and Victorian style fireplace and ample off road parking. Flackwell Heath village centre has a comprehensive range of shopping facilities for day to day needs, doctors surgery and post office. Schooling in the area is highly regarded. For the commuter there is access to the M40 motorway at either Junction 3 or Junction 2 and there are railway stations in nearby Bourne End and also in Beaconsfield serving London Paddington via Maidenhead and the Elizabeth Line respectively.

The accommodation comprises:

Part glazed stained glass front door to:

ENTRANCE HALL: with oak flooring, part vaulted ceiling with Velux window, cloaks cupboard.



LIVING/DINING ROOM: a dual aspect room with double glazed bay window to the front, attractive Victorian fireplace with tiled hearth and ornate wood surround, oak flooring, two radiators, side aspect double glazed window, stairs to first floor landing with storage cupboard under.



KITCHEN/BREAKFAST ROOM: fitted with an extensive range of floor and wall Shaker style units, ample wood work surfaces with inset Butler sink with mixer tap, tiled recess providing space for range style cooker, glass fronted display cupboards, pan drawers, vaulted and glazed atrium, oak flooring, vertical radiators, space for fridge/freezer, ample space for breakfast table, integrated dishwasher, space and plumbing for washing machine, glazed door to the rear garden.



GROUND FLOOR BATHROOM: white suite comprising roll top bath with mixer tap and shower attachment, glazed shower cubicle with Monsoon shower head and additional hand held shower, suspended wash hand basin, low level w.c., heated towel rail with Victorian style radiator, underfloor heating, ceramic tiled flooring.

FIRST FLOOR LANDING: with side aspect double glazed window, stairs to second floor.



BEDROOM ONE: a side aspect room with double glazed window, radiator, Sky point and door to:



EN SUITE BATHROOM: with tile enclosed bath and mixer tap, suspended wash hand basin, low level w.c., glazed shower cubicle with Monsoon shower head, fully tiled floor and walls, under floor heating, large inset mirror, double glazed frosted window.

BEDROOM TWO: a front aspect room with double glazed window, built in wardrobe, additional built in storage cupboard, radiator.



SECOND FLOOR BEDROOM THREE: a rear aspect room with double glazed window with views over the rear garden, radiator, Sky point, storage cupboard.



REAR GARDEN: the rear garden measures approximately 120ft in length with paved patio leading to the remainder of the garden which is predominately laid to lawn with timber shed, panelled fence surround and

SUMMERHOUSE with decked veranda, light and power and laminated wood flooring. This room provides useful space for either a home office or a games room.



OUTSIDE FRONT: to the front of the property is a paved driveway providing ample off-road parking.

BOU118 EPC BAND: D
COUNCIL TAX BAND: D

VIEWING: Please contact our Bourne End office
bourneend@andrewmilsom.co.uk 01628 522666

DIRECTIONS: using the postcode **HP10 9NE** the subject property can be found on the left hand side if you're coming from the village.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

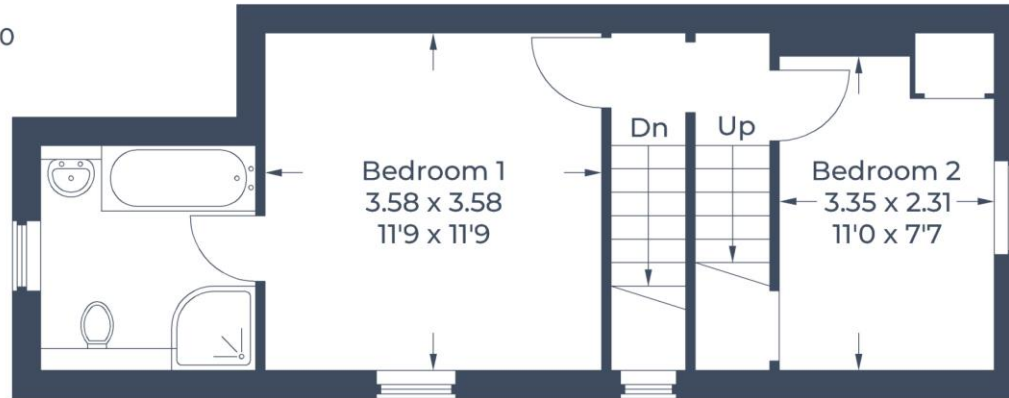
Approximate Gross Internal Area
Ground Floor = 61 sq m / 662 sq ft
First Floor = 36 sq m / 387 sq ft
Second Floor = 16 sq m / 169 sq ft
Total = 113 sq m / 1,218 sq ft



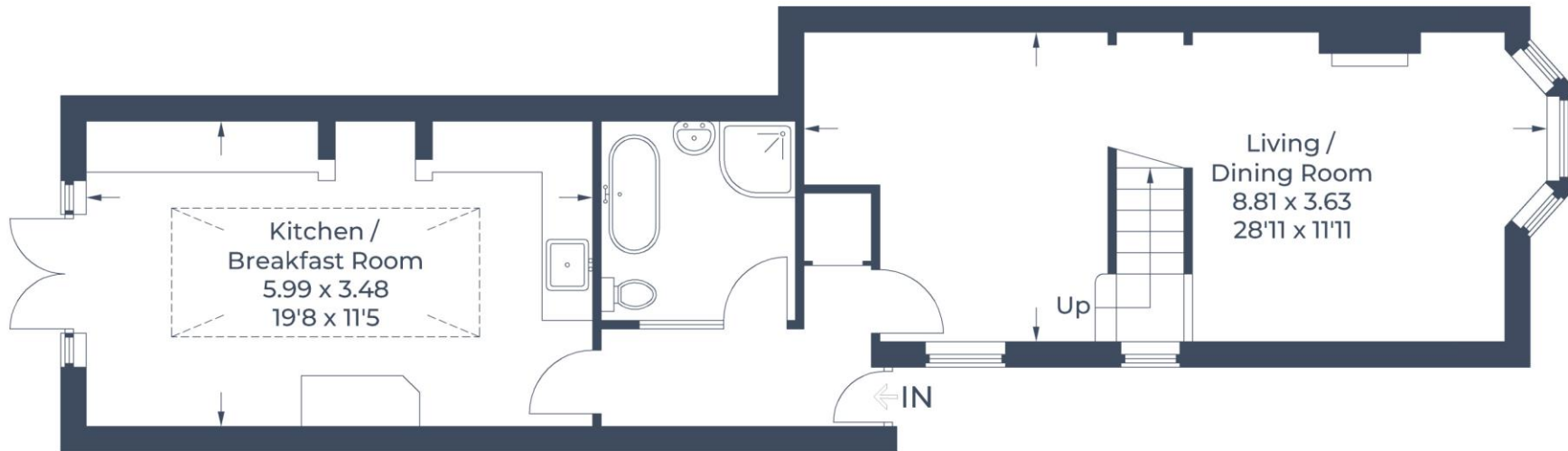
 = Reduced headroom below 1.5m / 5'0



Second Floor



First Floor



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.