



**am**  
ANDREW  
MILSOM  
FOR SALE  
01628 522666

**33 CHAPMAN LANE, FLACKWELL HEATH**  
**PRICE: £620,000 FREEHOLD**

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**33 CHAPMAN LANE  
FLACKWELL HEATH  
BUCKS HP10 9BD**

**PRICE: £620,000 FREEHOLD**

A three bedroom detached family home situated on a popular road in Flackwell Heath offering scope for enlargement, subject to the usual consents.

**PRIVATE FRONT & REAR GARDENS:  
ENTRANCE HALL: THREE DOUBLE  
BEDROOMS: BATHROOM:  
LIVING ROOM: DINING ROOM:  
CONSERVATORY: KITCHEN:  
GAS CENTRAL HEATING:  
DOUBLE GLAZING:  
GARAGE: OFF STREET PARKING.  
PLANNING PERMISSION FOR DOUBLE  
STOREY SIDE EXTENSION.  
NO ONWARD CHAIN.**

**TO BE SOLD:** this detached family home is offered for sale with the advantage of having no onward chain and would benefit from modernisation allowing purchasers to put their own stamp on the home. The property currently has planning permission for a double storey side extension to create a four/five bedroom detached property. Currently the property comprises bay fronted living room, dining room with conservatory, kitchen, three double bedrooms, family bathroom and garage with private level rear garden and level front garden, driveway providing off street parking for several cars. Flackwell Heath village centre which has a range of amenities for day to day needs including shopping, sporting and social. Schooling in the area is highly regarded. The M40 motorway is either accessible at Junction 3 (Wycombe East) or at Junction 2 (Beaconsfield) and there are railway stations in nearby Bourne End and also in Beaconsfield linking to London Paddington, via Maidenhead, which will connect to Crossrail one day, and London Marylebone respectively. The accommodation comprises:

Timber front door to **ENTRANCE HALL** with coat and shoe storage cupboard, radiator, stairs to First Floor Landing with storage under.



**LIVING ROOM** double glazed bay fronted window with radiator, inset gas fire with masonry surround, television aerial point, double doors opening into



**DINING ROOM** with two radiators, opening into

**CONSERVATORY** double glazed window surround and dwarf brick walls, electric heaters and radiator, double doors opening into rear garden and tiled floor.



**KITCHEN** fitted with a range of wall and base units, space and plumbing for dishwasher and washing machine, inset gas range with cooker hood over, stainless steel double sink and drainer, wall mounted gas central heating boiler, larder cupboard, space for fridge freezer and part tiled walls, window to rear and door opening onto rear garden.

**FIRST FLOOR**

**LANDING** access into loft space, frosted window to front, airing cupboard housing lagged cylinder.



**BEDROOM ONE** double glazed window to front, radiator.





**BEDROOM TWO** double glazed window to rear, wall of fitted wardrobes, radiator.

**BEDROOM THREE** double glazed window to rear, radiator.



**BATHROOM** suite comprising corner panel bath with mixer taps and shower attachment with wall mounted shower unit, pedestal hand wash basin, low level w.c., fitted bathroom cabinet, radiator, fully tiled walls and floor, double glazed frosted window to front.

## **OUTSIDE**

**TO THE FRONT** is a private garden mainly laid to lawn with mature hedge and timber fence panel

surround, block pavior driveway providing off street parking for several cars and steps leading to the front door.

**TO THE REAR** is a level garden mainly laid to lawn with mature hedge and timber fence panel surround, gated access to side.

**GARAGE** part Store Room and part Garage with power and light, metal up and over door.

**BOU0980224**      **EPC BAND: D**

**COUNCIL TAX BAND: F**

**VIEWING** Please contact our Bourne End office [bourneend@andrewmilsom.co.uk](mailto:bourneend@andrewmilsom.co.uk) or 01628 522 666.

**DIRECTIONS:** using the postcode **HP10 9BD** from the Straight Bit end of Chapman Lane the subject property will be found half way along on the left hand side on the corner of Highlands.

### **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.

Attfield James Financial Management can guide you through the Mortgage maze. Part of the Fairstone Group with access to the whole mortgage market including later life mortgages and equity release. They also advise on insurances, pensions and investments. 01628 623 600.

[allan@attfieldjamesfm.co.uk](mailto:allan@attfieldjamesfm.co.uk)

[www.attfieldjamesfinancialmanagement.co.uk](http://www.attfieldjamesfinancialmanagement.co.uk)

*Your home is at risk if you do not maintain mortgage payments or a loan secured on it.*

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.

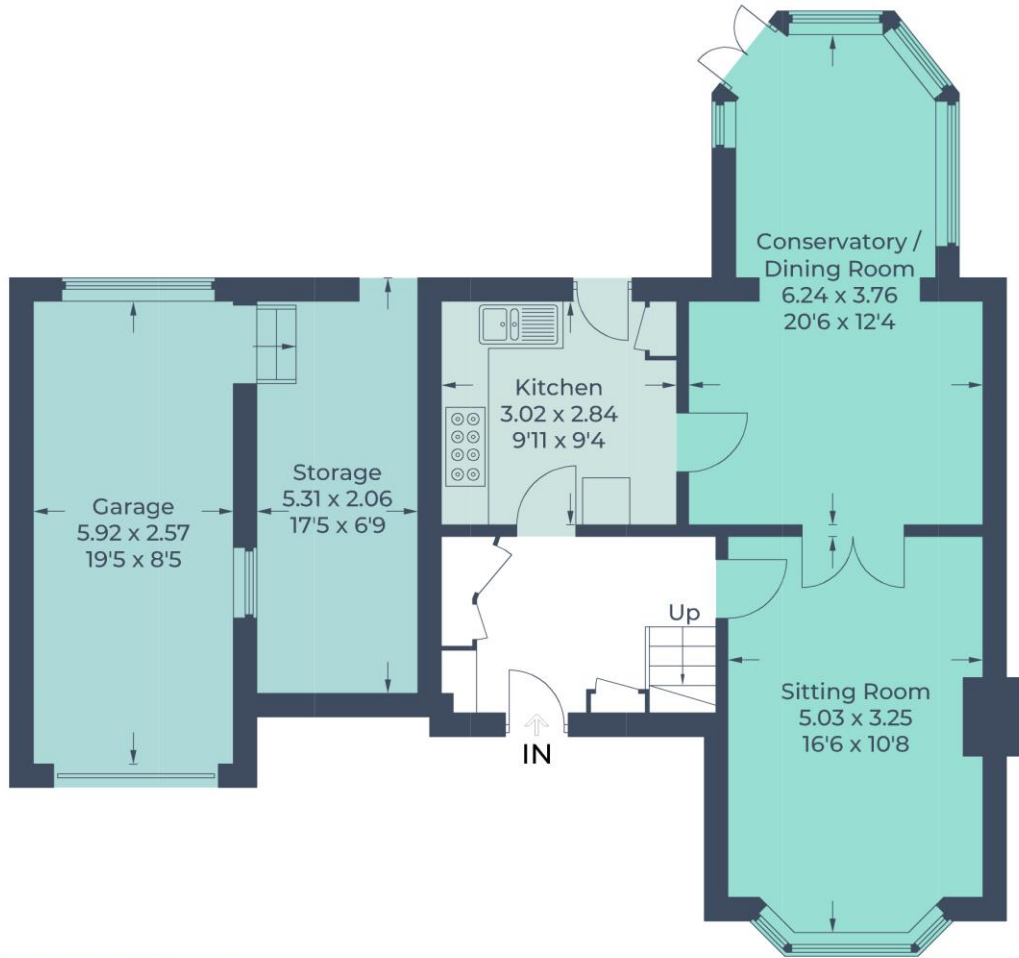
We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

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

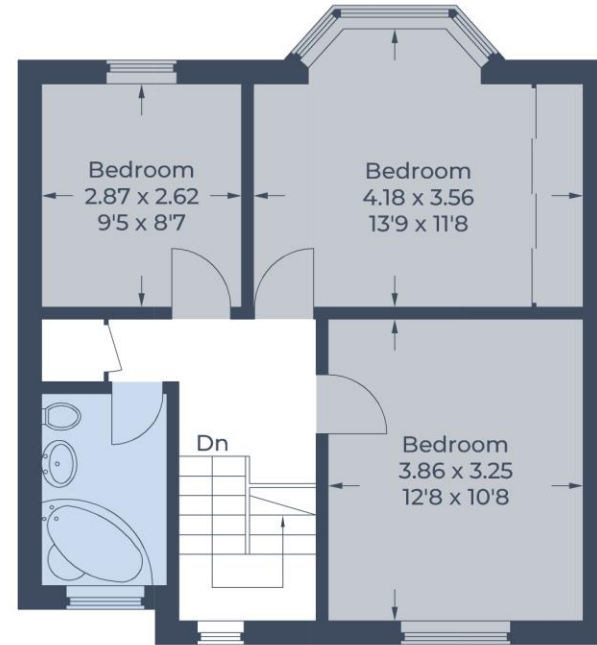
**DRAFT DETAILS  
AWAITING CLIENTS APPROVAL**



Approximate Gross Internal Area  
Ground Floor = 53.1 sq m / 571 sq ft  
First Floor = 47.8 sq m / 514 sq ft  
Garage / Storage = 26.8 sq m / 288 sq ft  
Total = 127.7 sq m / 1,373 sq ft



**Ground Floor**



**First Floor**

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

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