



FINE & COUNTRY
fineandcountry.com™

Heath End Road
161 Heath End Road Flackwell Heath Buckinghamshire HP10 9ES

Heath End Road

Fine and Country are proud and delighted to offer to the market this detached family home, located in the ever-popular village of Flackwell Heath, boasting full planning permission for a two-storey extension. The property was originally built circa 1912 and is being offered to the market for the first time in over 60 years and offers a superb chance to secure this beautiful home.

Ground Floor

Entrance Hallway

Downstairs WC

Living Room

Study/Bedroom Four

Dining Room

Kitchen

Utility

First Floor

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Outside

Driveway

Garage

Third Acre Plot

Stunning Views over Open Countryside







This family home is situated on the boundary of a highly desirable village location and enviably positioned being perched at the top of a valley, boasting individual and breathtaking views over rolling Chiltern Hills countryside, with views as far as Ascot on a clear day. The countryside beyond is protected by an Area of Outstanding Natural Beauty status and is popular with walkers as there are numerous trails through the stunning countryside where deer roam freely and picturesque pubs provide refreshment.

The property itself is double fronted, offering good size accommodation, has been presented in immaculate condition throughout and offers light and airy accommodation with its elevated position. On the ground floor, there are two good-sized reception rooms both boasting dual aspects over the gardens. The kitchen/breakfast room is located at the rear of the property opening to the rear garden and the ground floor also provides a study/bedroom four, utility and downstairs WC. The first-floor landing provides access to all three good size bedrooms and a family bathroom.

This property enjoys being sat in the centre of the plot, with the gardens completely engulfing the property and offering a private outlook from every angle. To the outside, the property does benefit from ample driveway parking and a single garage and the gardens are mature and well landscaped, with mature bushes, trees and hedgerows along with well-stocked flowerbeds.

The home has also recently been granted full planning permission for a full two-storey extension – please ask in branch for further details or find the documents on the local planning website and use

reference 23/0516/FUL

The property is set back from the main road and is within easy walking distance of the village centre, schools and shops. Surrounded by beautiful countryside, Flackwell Heath provides residents with the best of both worlds with a community feel yet within easy reach of local amenities and nearby towns.

Freehold Notes

Council Tax band G. EPC band E.

Agents Note

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of JNP Estate Agents Ltd.

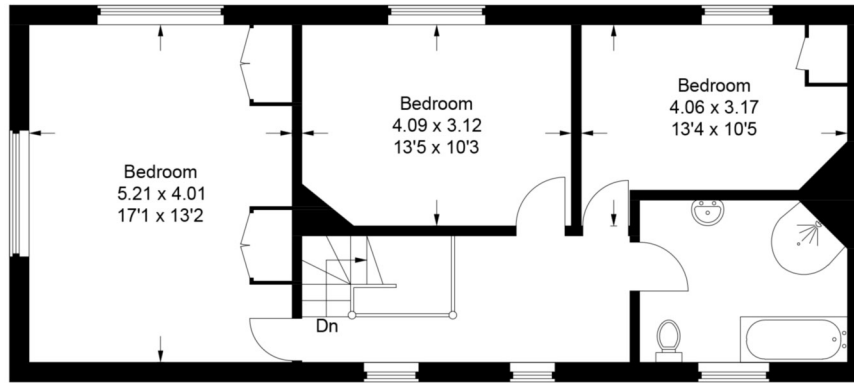
AML Disclaimer

Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.

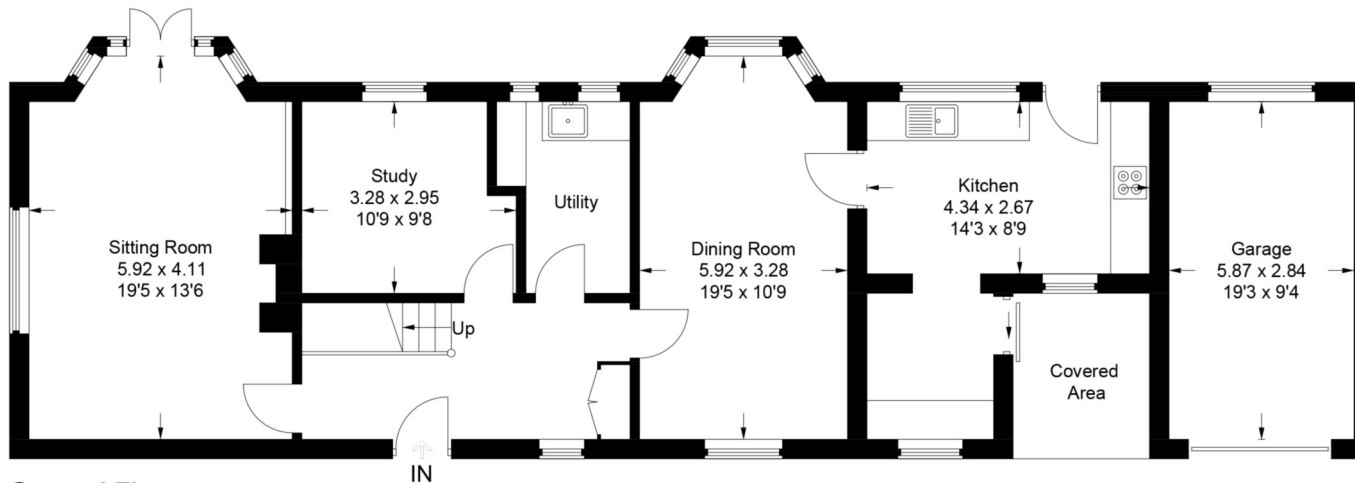




Approximate Gross Internal Area
 Ground Floor = 86.9 sq m / 935 sq ft
 First Floor = 65.5 sq m / 705 sq ft
 Garage = 14.8 sq m / 159 sq ft
 Total = 167.2 sq m / 1,799 sq ft



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Fine & Country



Fine & Country South Buckinghamshire
Tel: 01844 343131

Belmont House, 1 Market Square, Princes Risborough, Buckinghamshire HP27 0AP

www.fineandcountry.com



FINE & COUNTRY
fineandcountry.com™