



**Oakwood
Flackwell Heath
High Wycombe
Buckinghamshire
HP10 9DW**

- Tenure: Freehold
- OIEO £450,000
- Buckinghamshire Council
- EPC Rating TBC
- Council Tax Band Band C



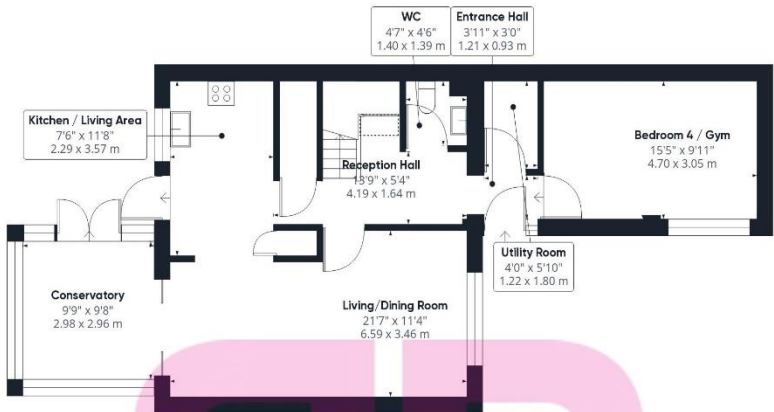
A stunning 3/4 bedroom home offering a stylish contemporary interior and beautifully re-modelled by the current owners, situated in a quiet residential location on the outskirts of the highly regarded village of Flackwell Heath. The accommodation briefly comprises on the ground floor, entrance hall, cloakroom, utility room, `open plan` kitchen with integrated appliances, living/dining room, double glazed conservatory with air conditioning and family room/bedroom 4, again with air conditioning. On the first floor there is a landing with access to the loft space, 3 good size bedrooms and a refitted modern bathroom with overhead `rain shower`. Outside there is generous off road driveway parking, an enclosed sunny rear garden with 2 defined entertaining terraces and a garden room with bar which could have multiple uses. The property benefits from double glazing and gas central heating with replacement boiler installed in 2021.

Flackwell Heath is a popular village located between the Buckinghamshire town of High Wycombe and riverside village of Bourne End. There are number of local amenities with a parade of shops including a supermarket, newsagents, restaurants, fish and chip shop and

several public houses. The local golf course has been in existence since 1904 and Fennels Wood, which borders Flackwell Heath is popular with local walkers.

There are two primary schools in the village and it lies within the catchment area for both John Hampden and Wycombe High Grammar Schools, just 3 miles away. There are also excellent transport links sitting between J3 & J4 of the M40 and regular buses to High Wycombe where there is a mainline train station to Marylebone (30min journey).





Floor 1



Ground Floor



Approximate total area⁽¹⁾

1267.22 ft²

117.73 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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