



ab  
FOR SALE



bonners & babingtons

Aspen Road  
Abbey Barn Lane  
Buckinghamshire  
HP10 9FA

Offers in Excess of - £600,000

A stunning 3 double bedroom detached home situated at the most southern point of a wonderful modern development.

This fabulous family home has been lovingly maintained and boasts an inviting entrance hallway, with doors leading to both rooms and a downstairs Cloakroom. There is a beautiful bright and spacious Living room, and a superb open-plan Kitchen Dining Room, with built-in appliances.

On the first floor are three double bedrooms with quality fitted wardrobes, an en-suite to the master bedroom, and a modern family bathroom. This rare and discontinued Berkeley Homes style property also benefits from integrated Bosch appliances, underfloor heating to Amtico ground flooring and a fully boarded loft space.

There is also the remainder of Premier Guarantee until 2030 plus access to `The Ride` which is a 34 acre country park as well as Deangarden Woods on your doorstep.

Exterior: Front landscaped private and communal gardens with a pathway to the front door.

Rear: A beautiful private landscaped rear garden mainly laid to lawn with flower and shrub borders, a large patio area and an excellent rear raised composite decked terrace, perfect for Al-Fresco dining.





## Flackwell Heath

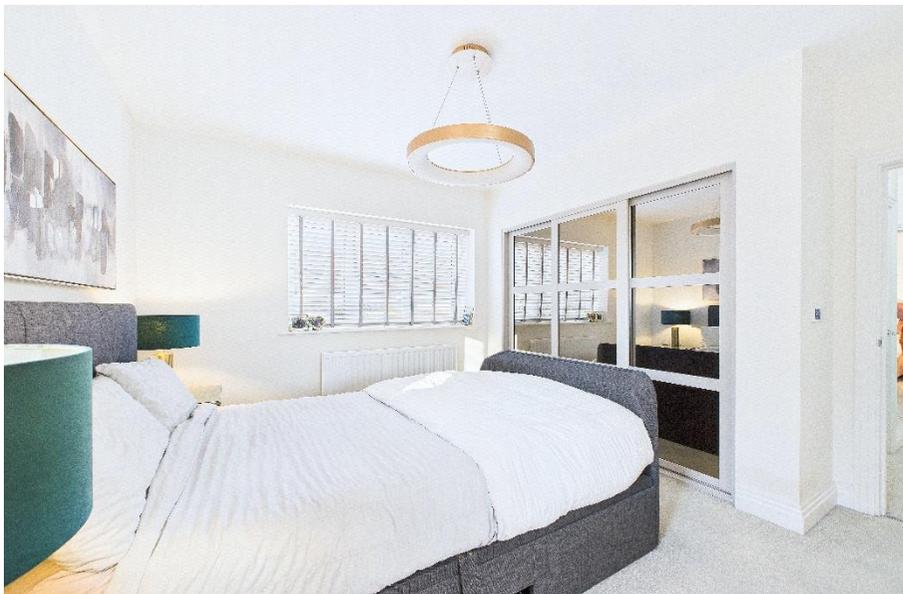
Located close to the picturesque village of Flackwell Heath, Abbey Barn Park is positioned on the edge of the Chiltern Hills Area of Outstanding Natural Beauty. The area has been the subject of significant redevelopment over recent years with the Ryemead Retail Park at its centre.

This has numerous retail and leisure facilities, including a Marks & Spencer Simply Food and a popular fitness centre. Within a short walk is the Rye Park to the west, and Kingsmead Park to the east - both of which provide excellent outdoor leisure pursuits for all.

For commuters, M40 Junction 3 access is within a 5-minute drive, and High Wycombe Rail Station is a 10-minute drive (from

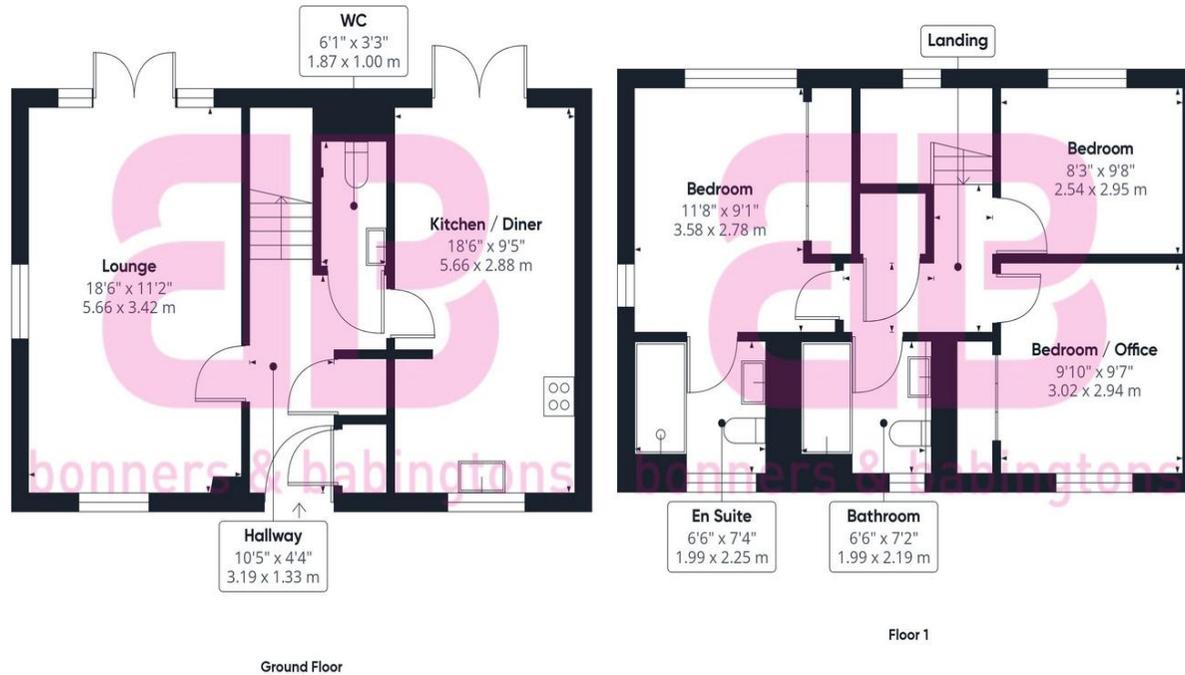
**Tenure: Freehold**

**Council Tax Band: E**



Energy Efficiency Rating		Current	Potential
(92 plus)	A		94
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs



Approximate total area<sup>(1)</sup>

1110.07 ft<sup>2</sup>

103.13 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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#### Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170