

The **Frost** Partnership

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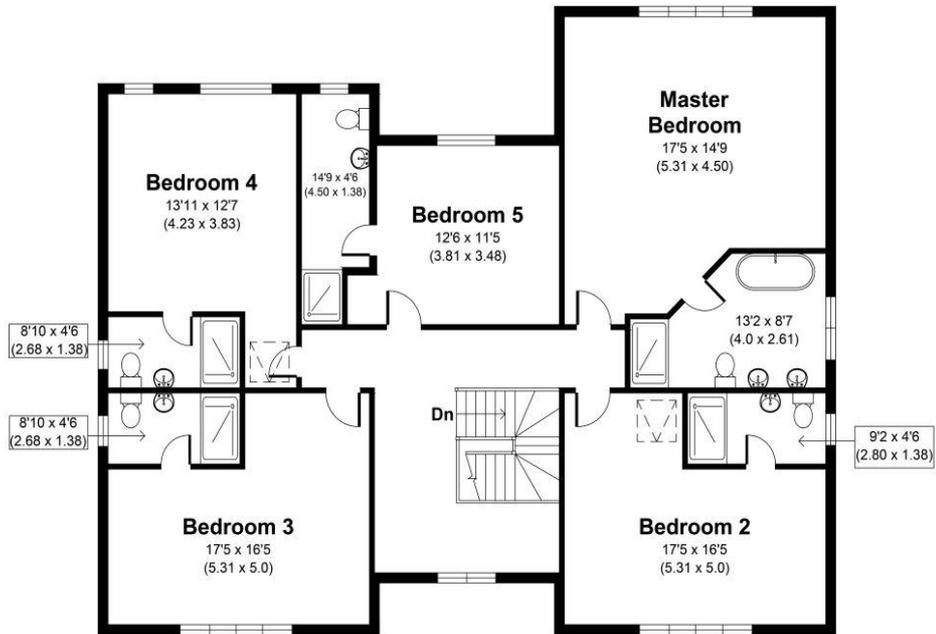
4 Fennels Way, Flackwell Heath, Buckinghamshire, HP10 9BY

Asking Price: £1,400,000 (Freehold)

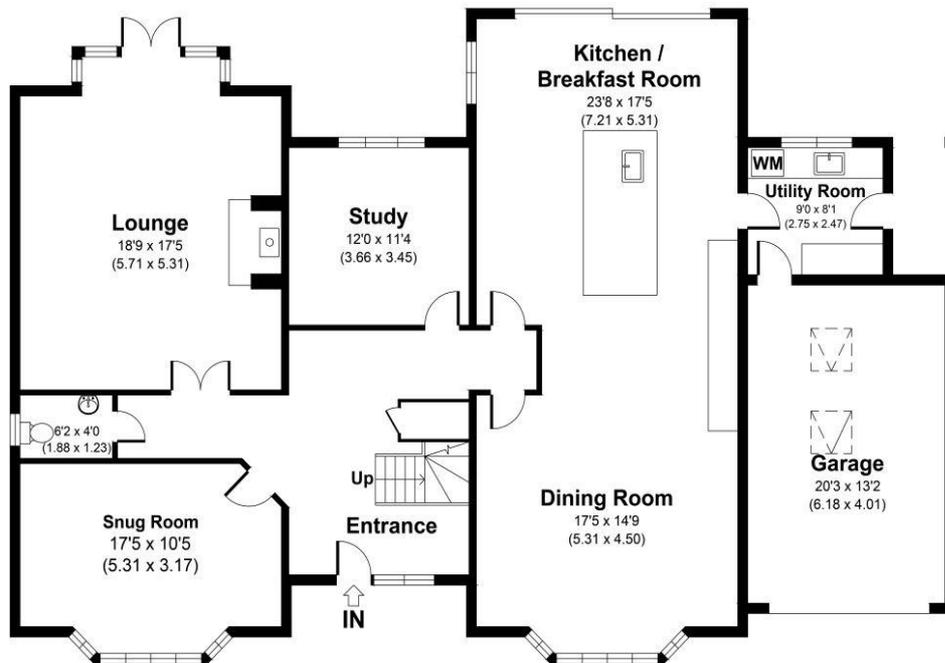


- Offered with no onward chain
- Situated in a private road
- Five double bedrooms

- Modern finish
- Large Summer house & garage
- Short drive to the M40 J3



First Floor



Ground Floor

Fennels Way, HP10

APPROXIMATE GROSS INTERNAL AREA 3654 SQ FT / 339.43 SQ M INC. GARAGE

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Property Description

A fabulous five-bedroom, five bathroom detached family home situated in a private road. The property provides three well-proportioned reception rooms plus study. The kitchen is Impressive with large island unit and doors to rear garden. The utility room has integral door to double length garage. Upstairs all bedrooms are double rooms with en-suites. The property has under floor heating throughout and oak doors. To the front is an in-out driveway with parking for numerous cars. To the rear is a good size garden with access to woodland perfect for family walks or dog walking. There is easy access to the village, good schooling and a short drive to the M40 Jct 3.

Bespoke aluminium front door Leading to large entrance hall with spotlighting, porcelain tiled floor, doors to all rooms and stairs to first floor.

Kitchen/ breakfast room/ dining room 23'8" x 17'5" (7.21m x 5.3m). Very impressive large open plan kitchen/ breakfast room with spotlighting, pendant lighting and porcelain tiled floor. The kitchen is fitted with a range of wall and floor mounted wood effect units that are handle less with contrasting Quartz work surfaces. There is a range of integrated appliances including full height Bosch freezer, full height Bosch fridge, single Neff oven and grill with sliding door, Neff combination oven and microwave and hot drawer. Island unit fitted with a range of drawers and cupboards with an inset single basin and drainer with mixer tap and Hans Grohe hot water tap and Neff induction hob, integrated Bosch dishwasher. Sliding patio doors to the rear aspect opening onto patio. Double glazed window to side aspect and door to utility room.

Utility room 9' x 8'1" (2.74m x 2.46m). Spotlighting, double glazed window to side aspect and door to rear garden. Fitted with a range of floor and wall mounted cabinets with contrasting work top, single sink with drainer and mixer tap, space and plumbing for washing machine, porcelain tiled floor and door to garage.

Lounge 18'9" x 17'5" (5.72m x 5.3m). Double doors opening into lounge and double-glazed doors to rear aspect opening onto patio. feature fireplace, TV and data points in two locations.

Study 12' x 11'4" (3.66m x 3.45m). Double glazed window to rear aspect, TV and data point.

Snug room 17'5" x 10'5" (5.3m x 3.18m). Double glazed bay window to front aspect, TV point and data point.

Downstairs cloakroom 6'2" x 4' (1.88m x 1.22m). Spotlighting, white suite comprises low level WC, hand basin with mixer tap, tiled splash backs, porcelain tiled floor.

First Floor - Landing Galleried landing, doors to all rooms and access to the loft which is insulated with storage room.

Master Bedroom with en-suite bathroom 17'5" x 14'9" (5.3m x 4.5m). Double glazed window to rear aspect. TV and data point. Door to en-suite bathroom 13'2 x 8'7 with spotlighting, double glazed window to side aspect, low level WC, his and hers wash hand basins with mixer taps and tiled splash backs and vanity unit below, roll top bath with mixer tap, walk in fully tiled shower cubicle, extractor fan heated towel rail and tiled floors.

Bedroom two 17'5" x 16'5" (5.3m x 5m). Double glazed window to front aspect. TV and data point, door to en-suite shower room 9'2 x 4'6 with spotlighting, double glazed window to side aspect, low level WC, wash hand basin with mixer taps and vanity unit below, tiled splash back, fully tiled shower cubicle, extractor fan, heated towel rail and tiled floor.

Bedroom three 17'5" x 16'5" (5.3m x 5m). Double glazed window to front aspect. TV and data point, door to en-suite shower room 8'10 x 4'6 with spotlighting, double glazed window to side aspect, low level WC, wash hand basin with mixer taps with vanity unit below and tiled splash backs, fully tiled shower cubicle, extractor fan, heated towel rail and tiled floor.

Bedroom four 13'11" x 12'7" (4.24m x 3.84m). Double glazed window to front aspect, TV and data point, door to en-suite shower room 8'10 x 4'6 with spotlighting, double glazed window to side aspect, low level WC, wash hand basin with mixer taps and vanity unit below, tiled splash backs, fully tiled shower cubicle, extractor fan, heated towel rail and tiled floor.

Bedroom five 12'6" x 11'5" (3.8m x 3.48m). Double glazed window to rear aspect, TV and data point, door to en-suite shower room with spotlighting, double glazed window to rear aspect, low level WC, wash hand basin with vanity unit below and mixer tap, tiled splash backs, fully tiled shower cubicle, extractor fan, heated towel rail and tiled floor.

Outside- Gardens To the front there is driveway parking for several cars. The rear garden is laid mainly to lawn with tree, shrubs and flower beds, large, paved patio area, large summer house 16'3 x 11'11 with light and power and two double glazed windows to side aspect, green house and shed.

Double length garage With electric sectional door, power and light and data point.

Agents note Energy Efficiency Rating – B Council Tax Band - H

AGENT'S NOTE

Mortgage Advice Bureau (MAB)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Mortgage Advice Bureau (MAB). They are one of the largest mortgage brokers in the country and provide specialist mortgage advice. They can search thousands of mortgage deals to find the right one for you and due to their size have exclusive rates from many lenders that cannot be found on the high street or anywhere else. MAB have won over 70 national awards for the quality of their advice and service during the last five years. It is your decision whether you choose to deal with MAB. Should you decide to use MAB, The Frost Partnership will receive a referral fee of £300 inclusive of VAT from MAB. You will not have to pay anything with regard to this to The Frost Partnership.

Home Legal Services (HLS)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Home Legal Services (HLS) for conveyancing services. HLS provide us with a panel of quality conveyancing solicitors who operate on a fixed fee and a no sale, no fee arrangement, with 24/7 online case reports keeping you up to date at all times. It is your decision whether you choose to deal with HLS. Should you decide to use HLS, The Frost Partnership will receive a referral fee of £250 inclusive of VAT from HLS. You will not have to pay anything with regard to this to The Frost Partnership.



Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate, and the particulars do not constitute, or form part of, an offer or a contract.