

# The **Frost** Partnership

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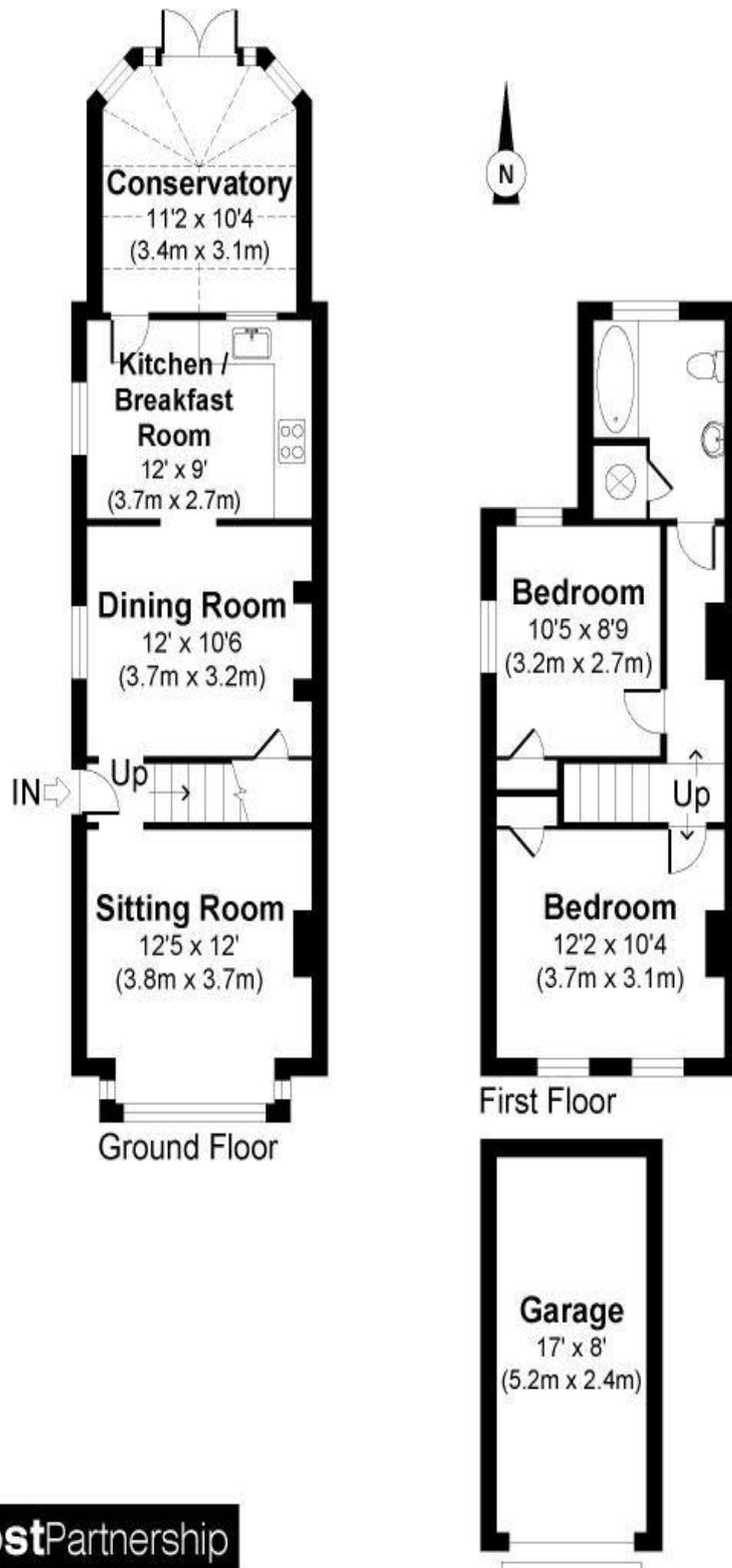
**Fairholme, 36 Northern Woods, Flackwell Heath, Buckinghamshire, HP10 9JL**

**Asking Price: £475,000 (Freehold)**



- **Detached**
- **Beautifully presented**
- **Multiple reception rooms**

- **Garage**
- **Parking**
- **Two double bedrooms**



**TheFrostPartnership**

**Northern Woods, HP10 9JL**  
 APPROX. GROSS INTERNAL FLOOR AREA 1028 SQ FT / 96 SQ M. INC. GARAGE  
 FROSTFH6151-F: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT: THE IMAGE TAILOR LTD. 2013.

**A lovely two bedroom DETACHED house that has been improved by the current owner. The property still retains characterful features but also offers a modern finish. With a generous lounge and dining area, re-fitted kitchen and conservatory. Upstairs two double bedrooms and a large bathroom. Outside the property is set back providing parking for three cars. The garden is also very well maintained and private with a lovely decked area to the rear. Also offering a garage in a separate block. Viewing of this property is a must to appreciate the accommodation it has to offer.**

**Front door**

With stained glass panel leads to entrance hall

**Entrance hall**

Doors to all rooms, stairs to first floor.

**Sitting room 12'5 x 12'**

Double glazed bay windows to front aspect with radiator below. TV point.

**Dining room 12' x 10'6**

Double glazed window to the side aspect, radiator, large understairs storage cupboard, archway through to kitchen.

**Kitchen/ Breakfast room 12' x 9'**

Spotlighting, double glazed window to the side aspect with radiator below. Fitted with a range of floor and wall mounted high gloss units with quartz work tops, space for oven with extractor fan over, space for fridge/freezer, one and a half sink with mixer tap, integrated slimline dishwasher and AEG integrated washing machine, door through to conservatory.

**Conservatory 11'2 x 10'4**

Fully double glazed, radiator, double glazed French doors leading to rear garden.

**First Floor**

**Landing**

**Main bedroom 12'2 x 10'4**

Two double glazed windows to front aspect with radiator below. Built in wardrobe.

**Bedroom two 10'5 x 8'9**

Double glazed windows to the side and rear aspect with radiator below. Built in wardrobe.

**Bathroom**

Spotlighting obscured double-glazed windows to the rear aspect. White suite comprises bath with mixer tap and Aqualisa Rainfall shower and separate handheld shower, mosaic tiles, tiled floor, part tiled walls, WC, sink with mixer tap, large wall mounted heated towel rail, airing cupboard housing the boiler and hot water tank.

**Outside**

**To the rear** Fencing to both sides, patio area, mainly laid to lawn with a variety of trees and shrubs, raised decked area to the rear. Side gate. Single garage with up and over door with power and lighting and side door from garden to garage.

**To the front** Gravel shared driveway

Garage 17' x 8'

**Energy Performance Rating D. Please contact us for a copy of the Energy Performance Certificate (EPC)**

**Council Tax Band - D**

**VIEWING**

**Via The Frost Partnership, Straight Bit, Flackwell Heath, Buckinghamshire**

**Telephone: 01628 532777 Email: flackwellheath@frostweb.co.uk**

**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.