



## Flauden Park, Flauden

**£235,000**

An excellent opportunity to purchase a 3 bedroom, double unit park home, situated on the popular Flauden Park site which is set in the delightful rural hamlet of Flauden with country walks and local public houses. The park home benefits from a driveway with space for two vehicles, mains gas, a private lawned garden area. There is good access to the village of Bovingdon and the metropolitan train station and shops at Little Chalfont which is under 10 minutes drive.

Site rules include no commercial vehicles, pets allowed and the owner needs to be 50 years of age or over. No upper chain, viewing strongly recommended.



## Ground Floor

### Entrance Hall

Doors leading to:

### Sitting Room/Dining Room

A double aspect room with double windows to the front. TV point, door to kitchen.

### Kitchen Diner

Door leading to sitting room, a range of wall and base units in maple wood effect with a black granite effect work surfaces, white porcelain wash basin with single drainer, free standing electric cooker, plumbing for washing

machine, under worktop lighting.

### Bedroom One

Window to the rear garden, a range of wall and base units

### Bedroom Two

Window to the side, a range of fitted wardrobes.

### Bedroom Three

Window to garden, radiator.

### Shower room

A recently replaced former bathroom, now with fitted corner shower cubicle, wash hand basin recessed into vanity unit, close coupled

WC, window to rear.

### Garden Area/ Parking

A wrap round garden with a side and front lawn area, surrounded by mature trees, shrub hedging and borders. Paved patio area, outside tap, driveway at the front creating off road parking for 2/3 cars.

### Services

The home is on mains gas, mains drainage and mains electricity.

### Pitch fee and services

£233.00 per month to include water

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