



On the ground floor, you are welcomed into a bright and open living/dining room, a fantastic space for both relaxing and entertaining. A front aspect window floods the room with natural light, while the exposed brick fireplace provides a warm and inviting focal point. To the rear, the dining area enjoys views of the garden. The kitchen is well equipped with a four-ring gas hob, integrated oven, and a range of wall and base units. Beyond this, the bathroom is fitted with a bath and shower over, toilet, and wash basin.










Upstairs, there are two generously sized bedrooms. Neighbouring properties have successfully added en-suites to one of the bedrooms, showing the potential for future enhancement here.



Externally, the home benefits from a large rear garden of approximately 65ft, mainly laid to lawn and offering fantastic space for outdoor entertaining, gardening, or family use.

This property is offered to the market with no onward chain, making it an excellent opportunity for first-time buyers, downsizers, or investors alike.



Property Information

-  TERRACE COTTAGE
-  1 BATHROOM
-  UNRESTRICTED STREET PARKING
-  EPC RATING - D
-  645 SQ FT
-  TWO DOUBLE BEDROOMS
-  PRIVATE GARDEN
-  CLOSE TO LOCAL AMENETIES
-  COUNCIL TAX BAND C
-  NO ONWARD CHAIN

					
x2	x1	x1	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Local Area
Flackwell Heath is a highly regarded village nestled within the picturesque Chiltern Hills, offering the best of both worlds: a welcoming community feel alongside excellent transport connections.

The village itself is well served with everyday amenities including a Sainsbury’s Local, pharmacy, post office, newsagents, doctors, dentists, hairdressers, and a selection of pubs, cafés, and takeaways. For leisure, residents enjoy a thriving golf course, well-established football and rugby clubs, tennis courts, bowls, and access to beautiful woodland walks such as Fennels Wood. The local community centre also hosts regular events and activities, reinforcing the village’s strong sense of community spirit.

Families are particularly well catered for with three primary schools in the village and access to the highly sought-after grammar schools of High Wycombe and Beaconsfield.

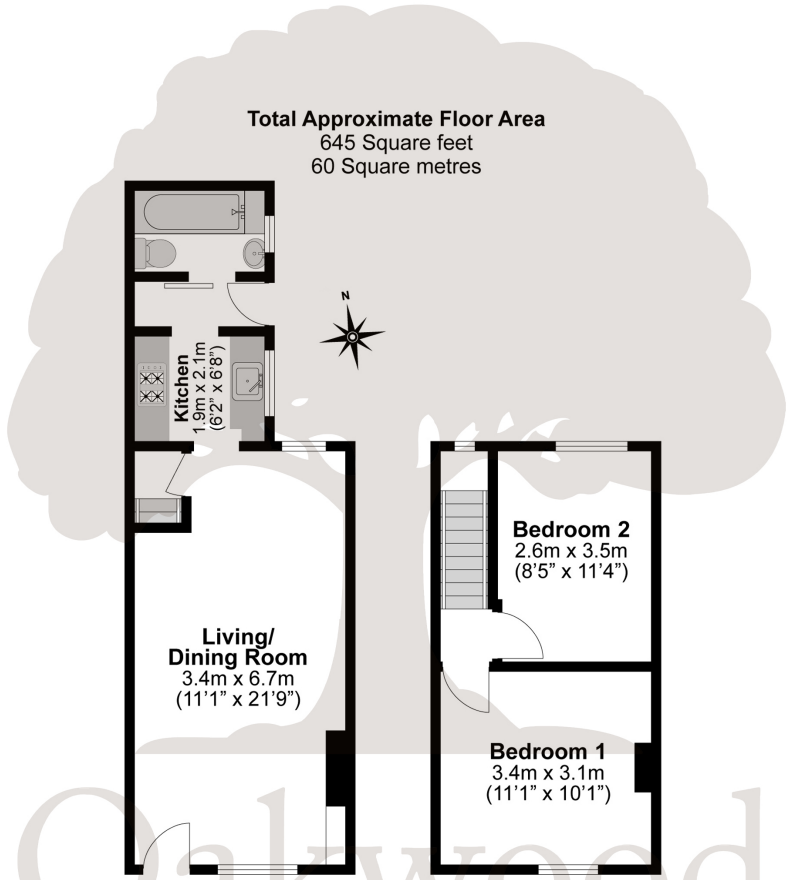
Commuters benefit from excellent links with Junction 3 of the M40 just moments away, giving quick access to

M25, Heathrow Airport and central London. Mainline train services to London Marylebone are available from both High Wycombe and Beaconsfield, making Flackwell Heath a popular choice for those looking for village life without compromising on connectivity.

With its mix of countryside charm, strong schooling, and convenient location, Flackwell Heath remains one of South Buckinghamshire’s most desirable places to live.

Rental Amount
We value the property in its current condition to achieve £1400 per annum with a gross yield of 5.01%

Floor Plan



Illustrations are for identification purposes only, measurements are approximate, not to scale.

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

