



50 Old Kiln Place, Old Kiln Road | Flackwell Heath, HP10 9NR

The **Frost** Partnership

Old Kiln Place

Asking Price £775,000 (Freehold)

The Development:

Old Kiln Place is a beautifully presented gated development. Comprising of three-bedroom semi-detached properties and luxury apartments.

The houses offer three double bedrooms, two bathrooms and two allocated parking spaces. The properties have been built to a high specification. Complemented with a modern and contemporary layout design and colour scheme.

50 Old Kiln Place occupies the largest plot within the development. The garden is particularly large and is fully enclosed. A sense of privacy is achieved as the property is tucked away towards the back of the development.

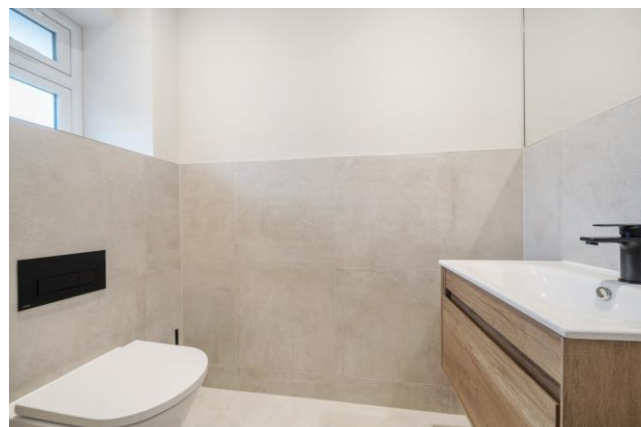
The Location:

Located in central Flackwell Heath you are on the border for the catchment for both Juniper Hill and Carrington Primary Schools and sought after Grammar Schools in Beaconsfield and High Wycombe. Bourne End train station is also less than 2 miles away with links to the Elizabeth Line from Maidenhead. The development is within easy access to Beaconsfield train station or High Wycombe train station, with direct trains into London Marylebone. The M40 junction 3 is just a short drive away providing access to Oxford, London and Birmingham.

POSTCODE ● HP10 9NR

ENERGY EFFICIENCY CERTIFICATE RATING ● B

COUNCIL TAX BAND ● TBC





The Accommodation:

GROUND FLOOR :

Entrance hall with engineered wood flooring-access to the first floor via a contemporary staircase.

Cloakroom with Porcelain floor tile.

A high quality kitchen with a Porcelain tiled floor, integrated appliances, Bosh induction hob plus, space for table.

Living/ dining with engineered wood flooring and large bifolding doors providing access to a very generous South East facing garden.

FIRST FLOOR:

A generous, light and airy master bedroom, intergrated wardrobes. Also benefitting from an en-suite shower room with Porcelain tile floor and high quality fittings.

Bedroom Two a double bedroom situated on the rear of the property, benefitting from integrated wardrobes

Bedroom Three a double bedroom situated on the back of the property.

Family Bathroom with a bath and large rainfall shower, Porcelain tile floor and high quality fittings.

OUTSIDE: A generous South East facing garden, Two allocated parking spaces. Electric charging point

WARRANTY

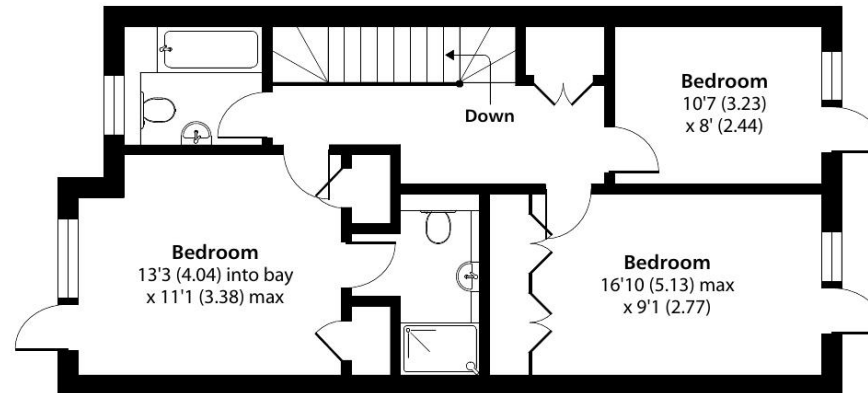
10 year Build Zone Warranty



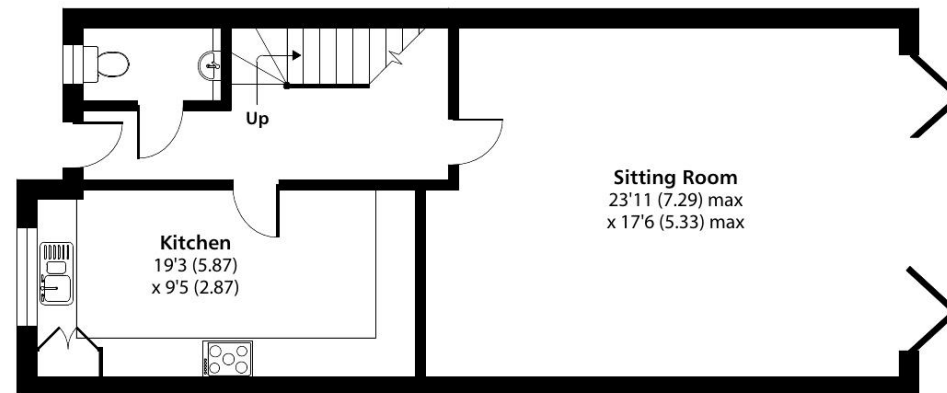
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Approximate Area = 1396 sq ft / 129.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for The Frost Partnership. REF: 1204874



The **Frost** Partnership

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AGENT'S NOTE Financial Services

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Solicitors

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