





## Property Features

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- Detached Family Home
- Needing Moderisation
- Potential to Extend (STPP)
- No Onward Chain
- 4 Bedrooms
- 2 Reception Rooms
- Kitchen and Utility Room
- Beautiful Corner Plot Gardens
- Off road Parking & Double Length Garage
- EPC 54 E / Council Tax Band F

## Full Description

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Welcome to 16 Green Dragon Lane, a 4 bedroom detached home nestled in the heart of Flackwell Heath offering a wealth of potential for extension, subject to the usual permissions, and boasting the added benefit of no onward chain.

From the entrance hall there is a double aspect living room with windows to both the front and to the rear over looking the garden. The kitchen is also to the rear with a door leading to the dining room. To the right hand side there is a large Utility Room and Cloakroom and access to the double length garage.

Ascending to the first floor, you'll find four well-proportioned bedrooms and a family bathroom, offering versatility for families of all sizes. To the ground floor This also offers potential to extend creating more space on both floors.

Outside, the rear gardens present a delightful retreat with a generous size and a unique large corner plot feel as it fans out to one side, providing ample space for outdoor activities and relaxation. To the front, there is ample off-road parking alongside a double length garage, catering to the needs of modern families.

Flackwell Heath offers a range of amenities to cater to residents' daily needs. The bustling village boasts a selection of shops, supermarkets, cafes, and restaurants, providing convenience and variety for residents. Whether you're running errands or seeking leisure activities, Flackwell Heath has something for everyone.

Additionally, the village benefits from its proximity to larger towns such as High Wycombe and Beaconsfield, where residents can access a wider range of amenities, including shopping centers, entertainment venues, and recreational facilities.

Flackwell Heath is renowned for its good schooling options, making it an ideal location for families. With a focus on academic excellence and holistic development, these schools provide a nurturing environment for students to thrive and succeed in their academic pursuits.

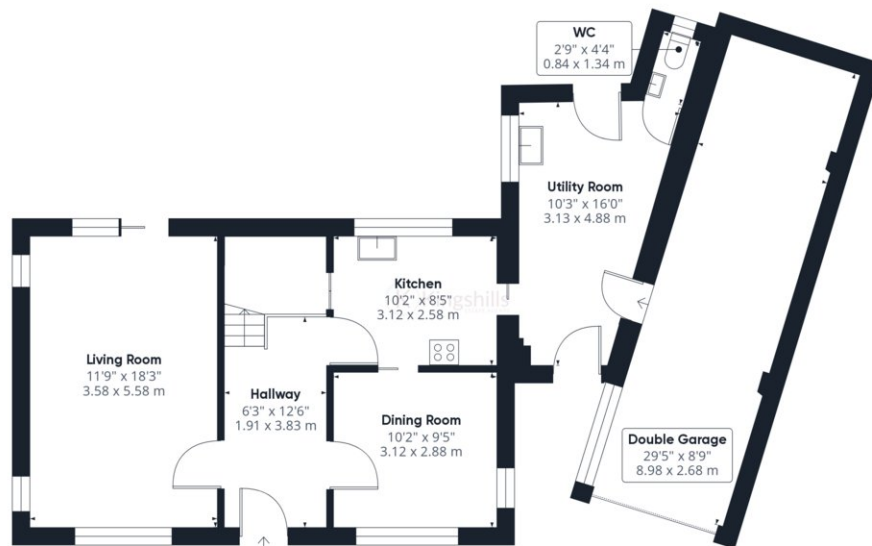
In summary, 16 Green Dragon Lane presents a wonderful opportunity to own a spacious family home with the potential for further expansion, situated in a thriving village with excellent amenities and top-rated schooling options. Don't miss out on the chance to make this property your own and enjoy the benefits of Flackwell Heath living.



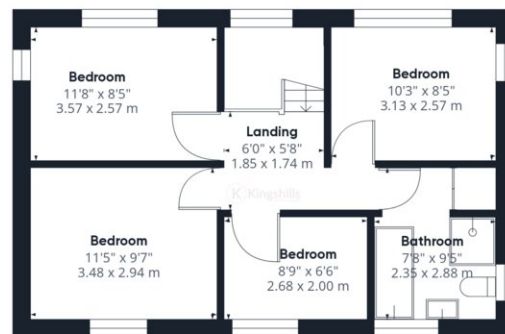








Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1417.44 ft<sup>2</sup>  
131.68 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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