



Old Kiln Place, Old Kiln Road, Flackwell Heath - HP10 9NR
£700,000

TIM RUSS
& Company



Old Kiln Place, Old Kiln Road

Flackwell Heath,

- Modern kitchen with integrated appliances
- Spacious open-plan living area
- Bi-fold doors to patio and garden
- Herringbone flooring
- Stylish modern exterior

The property is conveniently situated in the village centre, which offers an excellent range of shopping facilities, restaurants and public houses. Flackwell Heath lies between Beaconsfield and Bourne End both of which offer train connections to London and more comprehensive shopping facilities. Trains from Beaconsfield terminate at Marylebone with journey times from 25- 35 minutes. Trains from Bourne End connect to Maidenhead for onward fast train connections to Paddington, (approximately 30 minutes). The M40 motorway is accessible at both Junctions 3 and 4 (Junction 3 London bound less than 2 miles away). Just over one mile away is Beaconsfield New Town, which offers more comprehensive shopping facilities plus cafes and restaurants. The area is well known for its excellent schooling and the retention of the grammar school system.



Old Kiln Place, Old Kiln Road

Flackwell Heath,

This beautifully presented three-bedroom, two-bathroom semi-detached house blends contemporary style with functional family living. The modern brick exterior and double-glazed windows create striking kerb appeal, complemented by convenient off-road parking. Inside, the heart of the home is a sleek kitchen featuring integrated oven, microwave, and electric cooktop, with white cabinetry, ample storage, and under-cabinet lighting. The spacious open-plan reception room is enhanced by herringbone flooring, skylight windows, and bi-fold doors, providing seamless access to a private patio and well-maintained garden - ideal for entertaining or relaxing outdoors. Both bathrooms are finished to a high standard with walk-in showers, floating vanities, heated towel rails, and elegant tiling, including stylish green and marble effect accents. Large windows, neutral decor, and plush carpeting ensure an airy, welcoming ambience in each bedroom. Additional highlights include radiator heating, a secure fenced garden with a shed for extra storage, and a stylish entrance door with frosted glass panels. This property is designed to offer comfort, versatility, and modern convenience, appealing to families and professionals seeking a move-in ready home with excellent features and a fresh, contemporary feel.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Old Kiln Place

Approximate Gross Internal Area
117.8 sq m / 1,270 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Tim Russ & Company

Tim Russ and Company

Tim Russ & Co, 6 Burkes Court Burkes Road - HP9 1NZ

01494 681122 • Beaconsfield@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes.
Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.
For more information please visit our website.

