



68 Inkerman Drive
Hazlemere



68 Inkerman Drive
Hazlemere
Bucks
HP15 7JJ

A deceptive three/four bedroom individual detached property within easy access to local amenities, regarded schools and excellent public transport links.

Offers in the Region of £700,000



The Property

An immaculately presented detached family home offering flexible accommodation over two floors. Attractive features of the property include the double height ceiling in the entrance hall, choice of reception space and the refitted kitchen/breakfast room with granite worktops and upstands.

In brief the accommodation comprises; entrance hall with double height ceiling and turning staircase, cloakroom, study/bedroom four, separate dining room, 23ft well equipped kitchen/breakfast room, double doors to 20ft sitting room with patio doors to garden.

To the first floor can be found the main bedroom with ensuite shower room, two further double bedrooms served by a modern family bathroom.

Outside

To the front of the property is ample driveway parking leading to a single detached garage with side access to the rear garden. This benefits from a wide patio leading onto lawn and further seating area, ideal for alfresco dining, enclosed by fencing.

Location

Inkerman Drive is conveniently located within easy access to Park Parade with excellent shopping facilities, doctors, dentist, and restaurants.

Both High Wycombe and Amersham offering excellent commuter links into London, both with regular trains into Marylebone.

The property is in catchment to the sought after Holmer Green Infant school, with Hazlemere Church of England combined, Manor Farm Community Infant School and Widmer End combined nearby. Buckinghamshire is renowned for its state and private education and offers Grammar schools to include The Royal Grammar School for boys and Wycombe High School for girls. Details will need to be confirmed with the appropriate schools for their catchment areas.

For recreation you are close to Hazlemere Golf Club, also nearby is the Grange Trust area with woodland walks, the Spinney Memorial Park with children's play area and Widmer fields all very popular with local dog walkers.

Hazlemere and the surrounding area offers a wide variety of leisure and entertainment facilities including Wycombe Swan Theatre, the swimming pool and multi sports center on Marlow Hill in High Wycombe. There are a number of both private and public golf courses in the area and tennis, football and rugby clubs close by.

Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

Directions

Post code for Sat Nav: **HP15 7JJ**

Viewings

Strictly by appointment only.

Additional Information

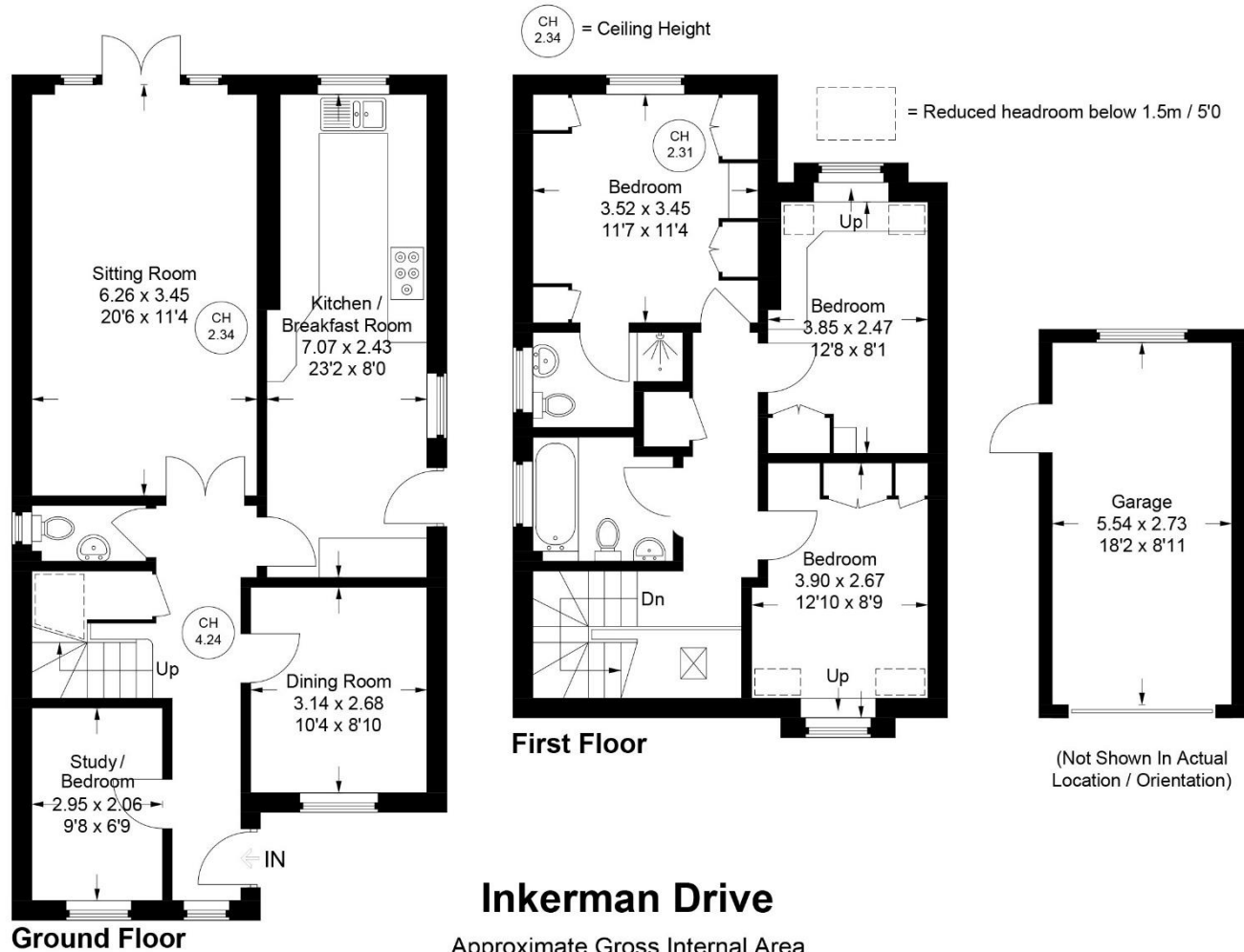
Council Tax Band: F

Tenure: Freehold

Ref: HTR2090

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | 69 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |





Inkerman Drive

Approximate Gross Internal Area
 Ground Floor = 70.7 sq m / 761 sq ft
 First Floor = 52.4 sq m / 564 sq ft
 Garage = 15.3 sq m / 165 sq ft
 Total = 138.4 sq m / 1490 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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