



4 Willow Chase  
Hazlemere

**TIM RUSS**  
& COMPANY



4 Willow Chase  
Hazlemere  
Bucks  
HP15 7QP

A light and spacious four bedroom detached family home on a generous plot in a quiet no through road, a stroll to local amenities.

**£850,000**



## The Property

Offered for sale with no onward chain is this 1960's built four bedroom detached property on a level plot of 0.211 of an acre. There is an excellent choice of reception space, impressive main bedroom suite and potential to extend subject to the usual planning consents. The property is situated within easy access to highly regarded schools and public transport links.

The accommodation in brief comprises; entrance hall, cloakroom, 24ft sitting room with wood burning stove and patio doors to garden, double doors to separate dining room, study, modern fitted kitchen/breakfast room with built in appliances, granite worktops/upstands and utility.

To the first floor is an 18ft main bedroom with fitted wardrobes and ensuite shower room, three further bedrooms all served by the family bathroom.

## Outside

To the front of the property is ample driveway parking leading to an attached double garage.

The large rear garden is a lovely feature of the property, laid extensively to lawn with a wide paved seating area enclosed by hedging and fencing, with a variety of mature shrubs and trees.

## Location

Hazlemere is conveniently located between High Wycombe and Amersham offering excellent commuter links into London, both with regular trains into Marylebone.

The property has the advantage of being on the local bus route to High Wycombe & Amersham town centres. Within a level walk of the property there is a lovely independent bakery/café, two local public houses, modern tennis club at the recreational ground close by with lovely countryside walks beyond.

Local shopping facilities and restaurants can be found at Hazlemere Crossroads and Cosy Corner which is under a mile away. This includes convenient Tesco Express, mini-Waitrose, doctors, dentist and public library, hairdressers, and chemist.

## Mortgage

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

## Directions

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

## Viewings

Strictly by appointment only.

## Additional Information

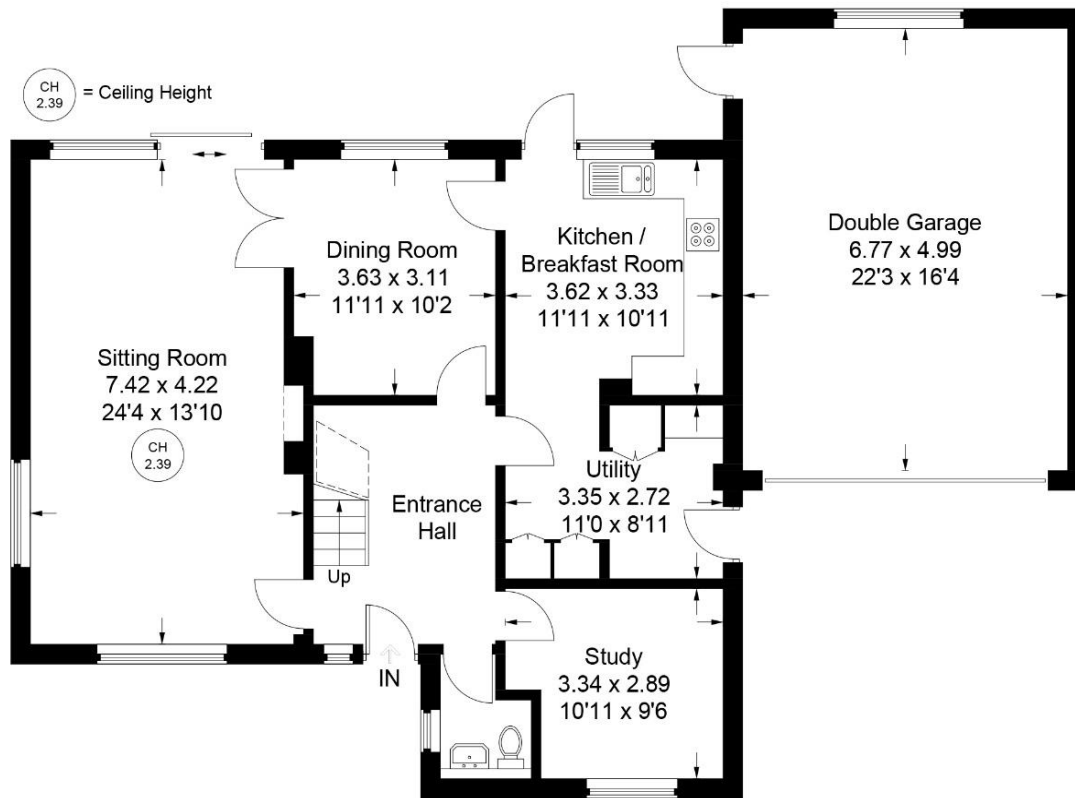
Council Tax Band: G

Tenure: Freehold

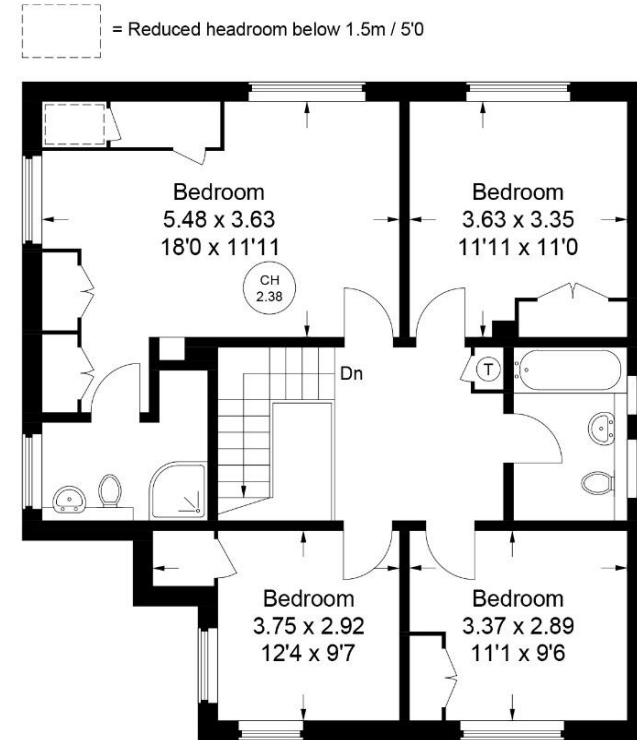
Ref: HTR2097

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		





**Ground Floor**



**First Floor**

## Willow Chase

Approximate Gross Internal Area  
 Ground Floor = 88.3 sq m / 950 sq ft  
 First Floor = 77.8 sq m / 837 sq ft  
 Double Garage = 33.9 sq m / 365 sq ft  
 Total = 200.0 sq m / 2152 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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