



9 Tudor Road
Hazlemere

TIM RUSS
& COMPANY



9 Tudor Road Hazlemere Bucks, HP15 7PD

Set at the end of a private tree lined road, is this beautiful 1930's detached character home. Walking distance to shops, village amenities and transport links.

Offers Over £650,000



The Property

Rarely available is this beautiful, detached character cottage, which has been extended and updated to an exacting standard throughout to create a unique and idyllic home. The rear garden is an absolute delight having been lovingly landscaped by the current owner and offers a tranquil backdrop to this exceptional home.

The accommodation in brief comprises of bay windowed sitting room with beautiful cast iron fireplace with ornate wood surround, stairs to first floor, hallway to hub of the home kitchen/dining/family room.

Without question the standout feature of the home is the well equipped kitchen/dining room opening to the vaulted ceiling family room. The kitchen is fitted with a range of sage and grey shaker style units, a central island with breakfast bar at each end to sit four people, warmed by the delightful wood burning stove, integrated appliances, Rangemaster double oven, butler sink and side door to garden. The vaulted family room provides a triple aspect view of the cottage gardens and offers a relaxing area to sit and entertain.

To the first floor are two double bedrooms, one with fitted wardrobes, both with bay windows and feature fireplaces, served by the stunning, refitted family bathroom.

Outside

To the front of the property is a gravel driveway providing off road parking for two cars and side access on both sides to the rear, enclosed by mature hedging.

The rear garden is an absolute delight and provides a stunning backdrop to this lovely home. Laid out in a cottage style with raised deck leading to a central gravel path flanked by mature borders and lawn, leading to store/workshop with power. 21ft separate detached further workshop with power and light which could easily be converted to separate studio/annex, private garden gate to Curzon Avenue and further private driveway parking to the rear.

Mortgage

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

Directions

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

Viewings

Strictly by appointment only.

Additional Information

Council Tax Band: E

Tenure: Freehold

Location

The property is within walking distance to shops and café on Rose Avenue and highly regarded Manor Farm Schools plus private nursery. Stunning woodland walks close by at Common wood.

The property is set between amenities and transport links of Hazlemere crossroads and Penn village, Penn is a picturesque village that has several shops, doctor's surgery and attractive village pubs and a large pond surrounded by the village green. Within 3 miles is the town of Beaconsfield, which has a range of major shopping facilities and a wealth of specialist shops, restaurants and pubs in the historic Old Town.

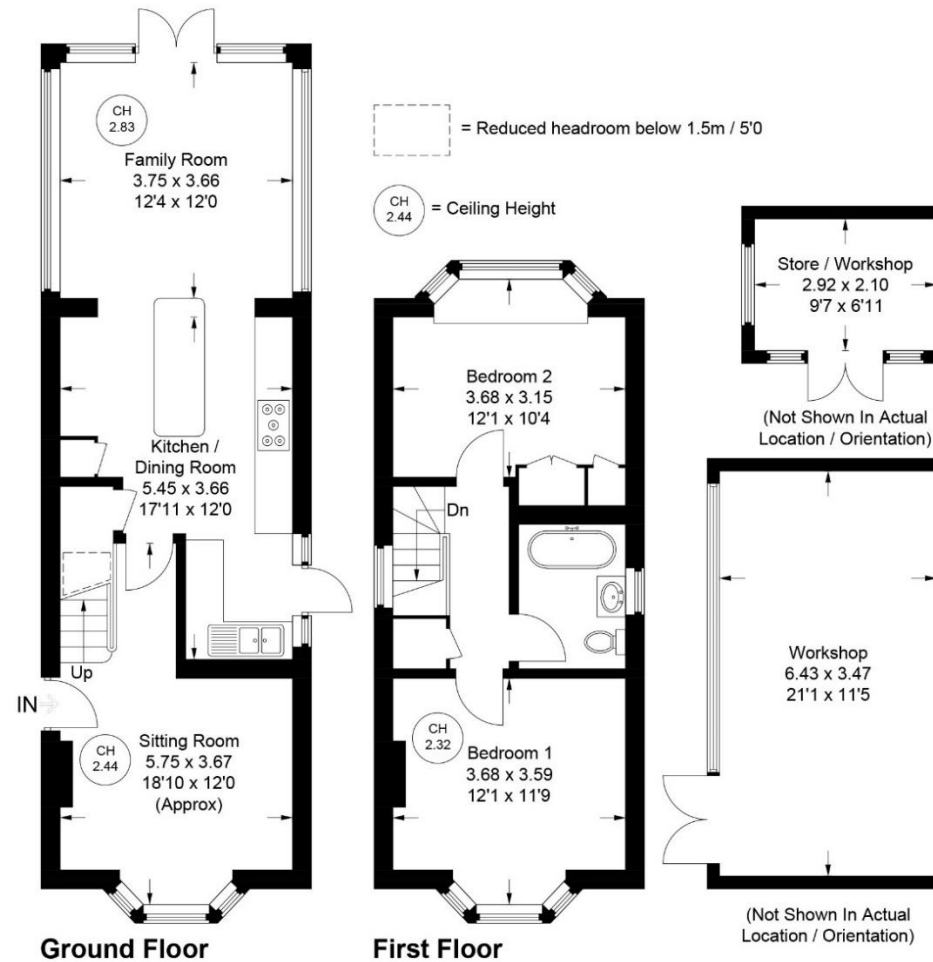
The area is well served by excellent transport links into London: Beaconsfield station, on the main Chiltern Line, runs through to Marylebone and Amersham-On-The-Hill Station serves both the Chiltern Line and the Metropolitan Line. Hazlemere is also within a short drive of the M25/M40 motorway network.

Buckinghamshire is renowned for its state and private education, details of which can be gained from the local authority.

Ref: HTR2119

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





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Approximate Gross Internal Area
 Ground Floor = 48.8 sq m / 525 sq ft
 First Floor = 34.7 sq m / 373 sq ft
 Outbuildings = 28.3 sq m / 305 sq ft
 Total = 111.8 sq m / 1203 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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