



61 Upper Lodge Lane
Hazlemere

TIM RUSS
& COMPANY



61 Upper Lodge Lane
Hazlemere
Bucks
HP15 7AS

Offered for sale with no onward chain is this three bedroom family home located in a quiet cul de sac, a short stroll to shops, sought after schools and local amenities.

£450,000



The Property

Requiring updating and modernisation throughout this property offers fantastic scope to extend and reconfigure subject to the usual planning consents. This semi detached family home is set in a quiet location on the edge of this ever popular estate with the benefit of no onward chain. The property offers light and airy accommodation with a generous south west facing rear garden.

In brief the accommodation comprises of entrance hall with stairs to first floor and door to generous sitting room, double doors to dining room, door to conservatory and kitchen. The kitchen is fitted with a range of base and eye level units and large storage cupboard, door to rear lobby with separate wc, coal/wood store and integral door to garage.

To the first floor are two double bedrooms and one single bedroom served by a family bathroom.

Outside

The south west facing rear garden is of a generous size and a fine feature to the home and with some thoughtful landscaping could provide a beautiful backdrop.

To the front of the property there is driveway parking leading to an integral single garage, with steps rising to storm porch and front door, flanked by a large area of lawn.



Location

Hazlemere is conveniently located between High Wycombe and Amersham offering excellent commuter links into London, both with regular trains into Marylebone. Within a short walk is a local parade of shops. Restaurants can be found on Hazlemere Crossroads and at Park Parade there a wider range of amenities.

The property is in the catchment area for the sought after Manor Farm schools. Buckinghamshire is renowned for its state and private education. Grammar schools include The Royal Grammar School for boys and Wycombe High School for girls to name but a few. Details will need to be confirmed with the appropriate schools for their catchment areas.

For recreation there are two local parks, one opposite and one a short walk to Ashley Drive. 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 7AS**

Viewings

Strictly by appointment only.

Additional Information

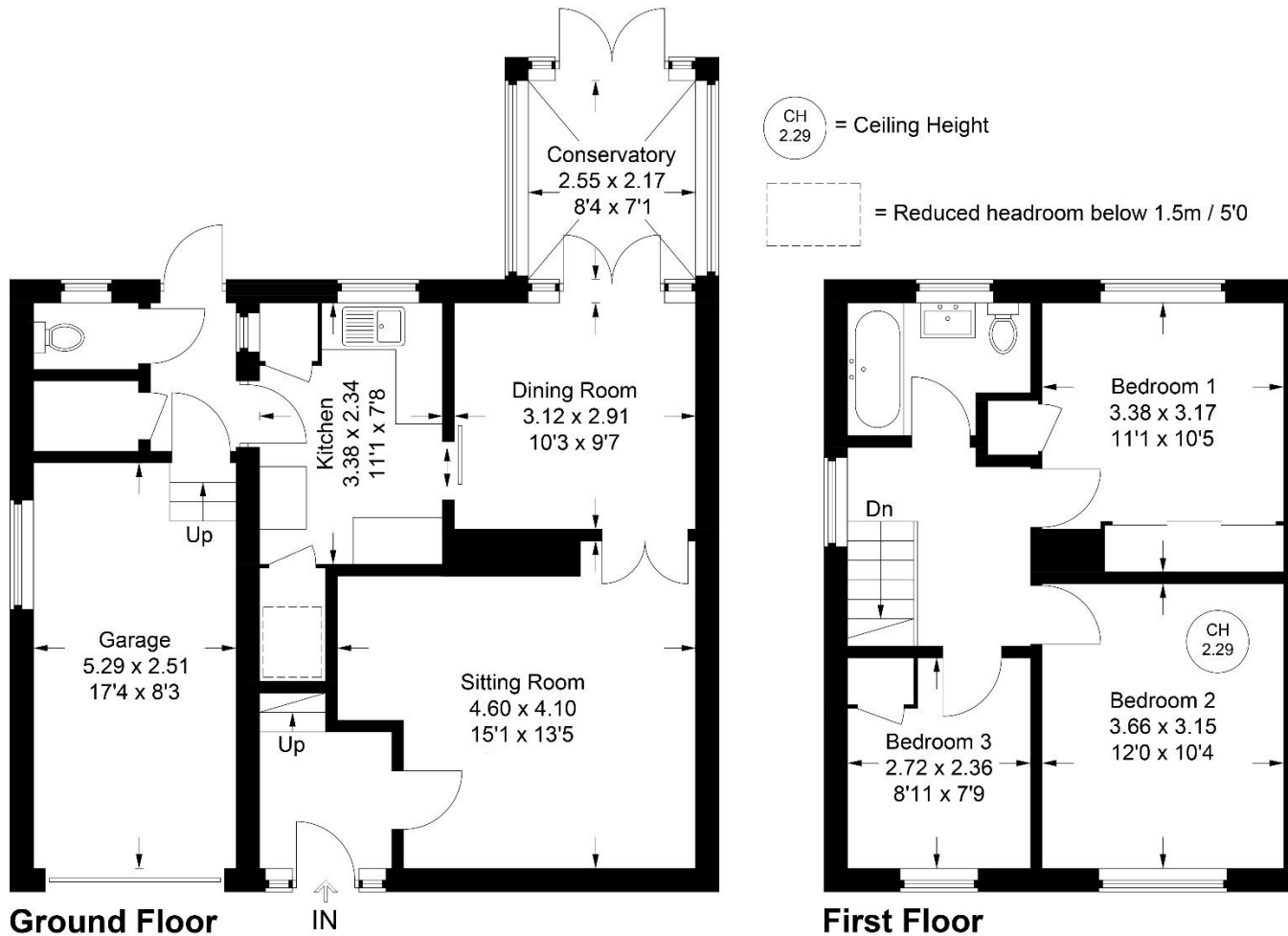
Council Tax Band: D

Tenure: Freehold

Ref: HTR2155

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





61 Upper Lodge Lane, HP15 7AS

Approximate Gross Internal Area (Including Garage)

Ground Floor = 68.2 sq m / 734 sq ft

First Floor = 40.6 sq m / 437 sq ft

Total = 108.8 sq m / 1171 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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