



2 Almond Walk  
Hazlemere



## 2 Almond Walk Hazlemere, Bucks HP15 7RE

Benefiting from a corner plot position within this quiet walkway setting is this beautifully presented and extended four double bedroom family home. Situated just a short walk to Rose Avenue Park, highly regarded schools and Hazlemere crossroads.

**£600,000**



## The Property

Thoughtfully extended and beautifully presented throughout, is this exceptional, double fronted, end of terrace family home. The property is situated in a delightful walkway setting and enjoys a sunny corner plot position with the benefit of a detached home office at the rear of the garden.

The accommodation in brief comprises of welcoming entrance hall with downstairs cloakroom, fantastic hub of the home kitchen/dining/family room with bifold doors to garden, separate utility room, double aspect sitting room with patio doors to rear.

To the first floor can be found the luxury size principal bedroom suite with walk in dressing room and ensuite shower, three further double bedrooms served by the well appointed family bathroom.

## Outside

The lovingly landscaped front garden is mainly laid to lawn with ornamental pond and mature flower borders.

The rear garden is a fine feature of the home, with paved patio and level lawn surrounded by mature flower borders and shrubs. Pathway leads to a detached self-contained studio/office.

Garage and off road parking to the rear.

## 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, The Royal Grammar School & John Hampden Grammar School (for boys), Beaconsfield High School and Wycombe High School (for girls). Buckinghamshire is renowned for its state and private education. 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 7RE**

## Viewings

Strictly by appointment only.

## Additional Information

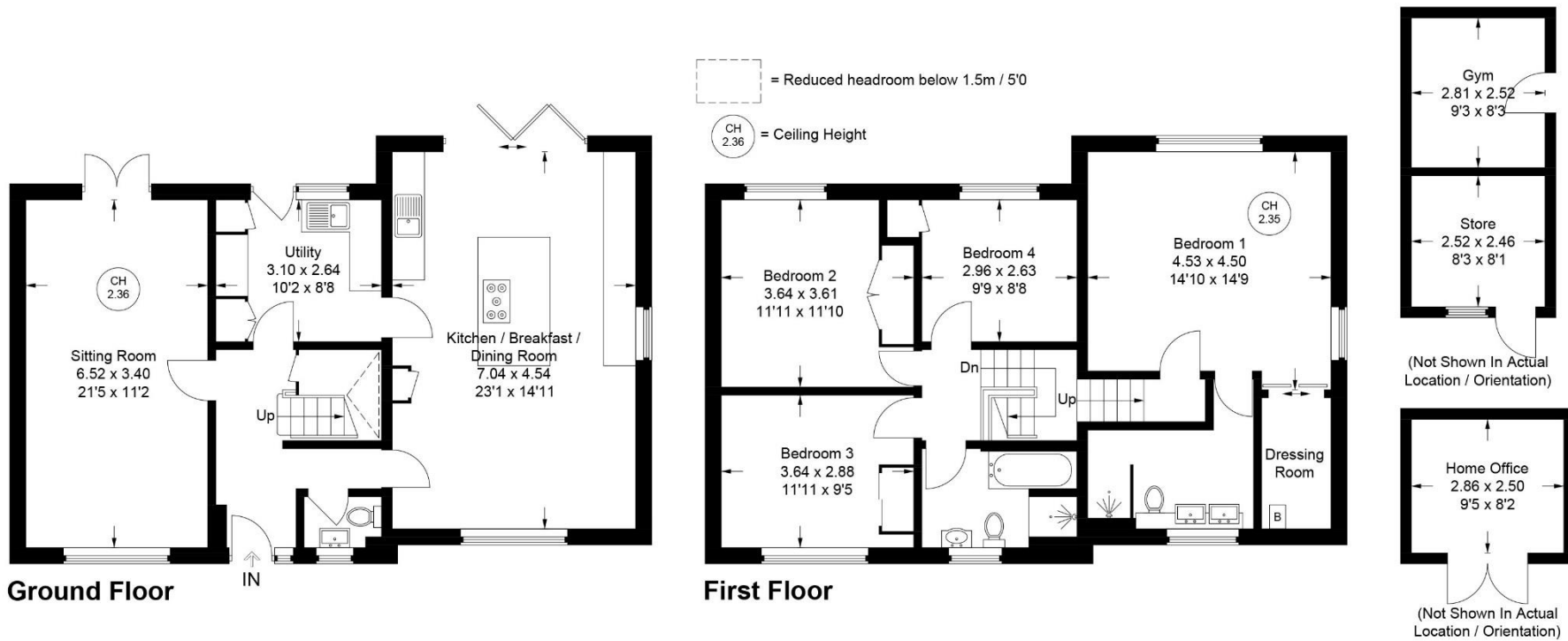
Council Tax Band: D

Tenure: Freehold

Ref: HTR22167

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





## 2 Almond Walk, HP15 7RE

Approximate Gross Internal Area  
 Ground Floor = 77.4 sq m / 833 sq ft  
 First Floor = 76.5 sq m / 823 sq ft  
 Outbuildings = 20.6 sq m / 222 sq ft  
 Total = 174.5 sq m / 1878 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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