



6 Firs View Road  
Hazlemere



6 Firs View Road  
Hazlemere  
Bucks  
HP15 7TD

A bright and spacious four bedroom semi detached family home with the benefit of a self-contained annex, just a short stroll to shops, sought after schools and local amenities.

**£595,000**



## The Property

Offering fantastic living space to include a self contained annex, perfect for multi generational living, is this well presented semi detached family home, situated in this sought after location, walking distance to Rose Avenue park, Manor Farm schools and shops.

In brief the accommodation comprises of entrance porch, door to annex, door to spacious sitting room with stairs to first floor, door to kitchen/dining/family room. The kitchen is fitted with a range of base and eye level units, with integrated appliances and attractive splash back, bifold doors to rear garden and side door to utility. The practical utility space houses the boiler and pressurized water system with doors to both garden and downstairs shower/cloakroom. Also, on the ground floor can be found the annex kitchen, fitted with a range of base and eye level units and integrated appliances, opening to double bedroom/living space, this area would be perfect for an elderly relative or independent teenager.

To the first floor can be found two double bedrooms both with fitted cupboards, further small double/large single bedroom with fitted cupboards, served by the well appointed shower room.

## Outside

Bifold doors open out onto the sunny rear garden, laid to level lawn and enclosed by fencing. To the front of the property is driveway parking and side access 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 7TD**

## Viewings

Strictly by appointment only.

## Additional Information

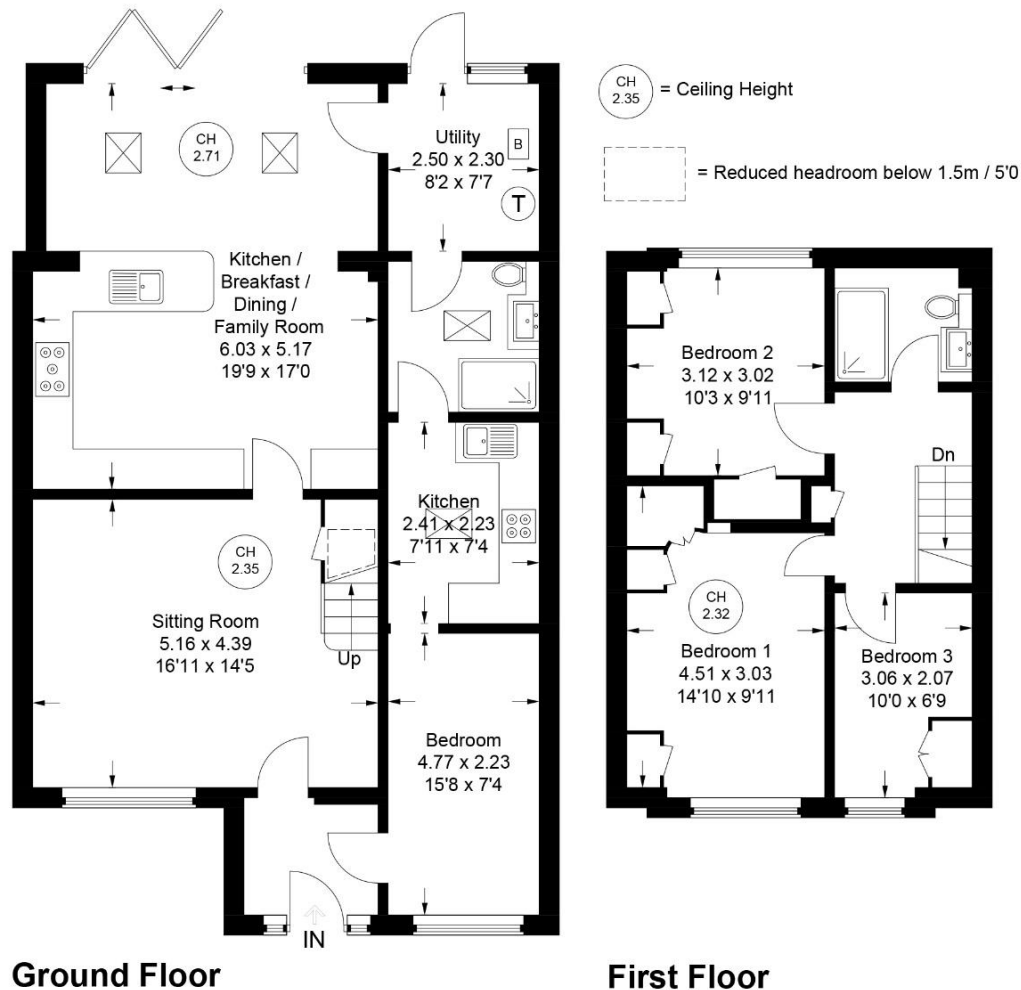
Council Tax Band: D

Tenure: Freehold

Ref: HTR22166

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





**Ground Floor**

**First Floor**

**6 Firs View Road, HP15 7TD**

Approximate Gross Internal Area  
 Ground Floor = 87.8 sq m / 945 sq ft  
 First Floor = 40.4 sq m / 435 sq ft  
 Total = 128.2 sq m / 1380 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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