



4 Juniper Close  
Hazlemere



## 4 Juniper Close Hazlemere, Bucks HP15 7RW

A fantastic staggered, end of terrace family home with four off road parking spaces, situated in a quiet cul de sac, on a larger than average plot, just a short walk to Rose Avenue park, highly regarded schools and Hazlemere crossroads.

**£445,000**



## The Property

Offered for sale with the benefit of a complete onward chain and situated on the ever-popular Rose Avenue estate is this beautifully presented bright and spacious family home with a detached summer house to the rear.

The accommodation in brief comprises of welcoming entrance porch opening to a generous sitting room with stairs to first floor and feature bow window. Fantastic kitchen/dining room with a range of base and eye level units and large understairs storage cupboard (which could easily be turned into a downstairs cloakroom), patio doors lead to garden and garage.

To the first floor can be found the principal bedroom with fitted cupboards, further double bedroom and single room with wardrobe, all served by the well-appointed family bathroom.

## Outside

The rear garden is a fine feature of the home, with paved patio area and large area of level lawn (offering plenty of kick a ball space), fully plumbed and installed hot tub on a concrete base with timber pergola, side door to garage and garden gate leading to further offroad parking. At the rear of the garden is a beautiful, detached summer house with power and light offering an extra space for working from home or teenage den.

## 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 7RW**

## Viewings

Strictly by appointment only.

## Additional Information

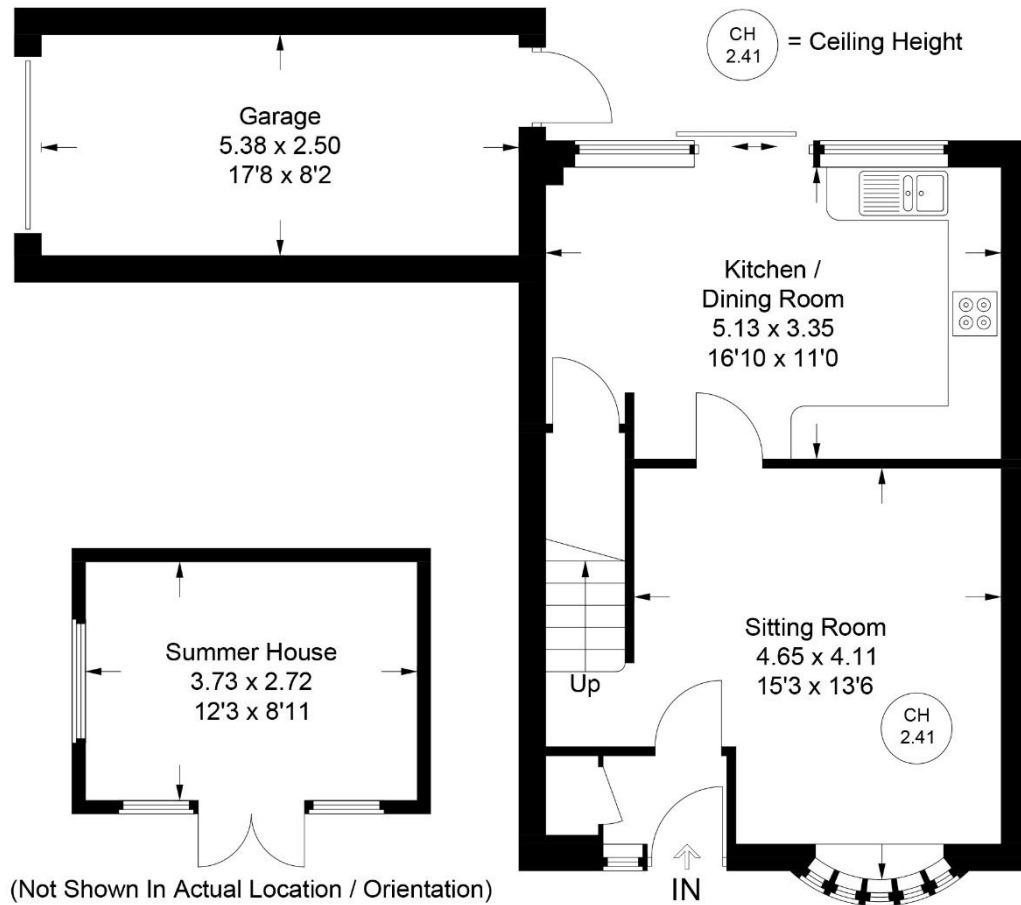
Council Tax Band: D

Tenure: Freehold

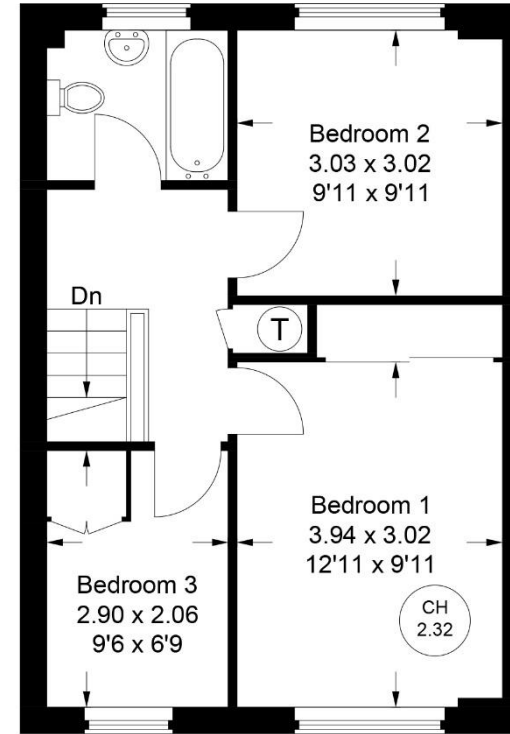
Ref: HTR22170

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





### Ground Floor



### First Floor

## 4 Juniper Close, HP15 7RW

Approximate Gross Internal Area

Ground Floor = 39.7 sq m / 427 sq ft

First Floor = 39.4 sq m / 424 sq ft

Garage / Summer House = 23.8 sq m / 256 sq ft

Total = 102.9 sq m / 1107 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.



**TIM RUSS**  
& COMPANY

5 Penn Road, Hazlemere, Bucks, HP15 7LN

T: 01494 715544

E: [hazlemere@timruss.co.uk](mailto:hazlemere@timruss.co.uk)

[www.timruss.co.uk](http://www.timruss.co.uk)