



14, De Havilland Drive, Hazlemere - HP15 7FP

Guide Price £575,000

**TIM RUSS**  
& Company





- Built by Berkeley Homes in 2001 and situated within the prestigious, gated 'Kingswood Estate', which boasts 24 acres of communal grounds and miles of woodland walks
- Walking distance to the highly regarded Royal Grammar school, excellent transport links and amenities
- Lovely south facing garden with patio area leading to an expanse of lawn enclosed by timber fencing
- Driveway parking leading an integral garage

The property is ideally situated within easy access of Hazlemere and the larger centers of High Wycombe, Beaconsfield and Amersham with their excellent shopping and sporting facilities and main line trains and underground service (about 10-minute drive to the Metropolitan tube line) giving easy access to London (25 mins by train from High Wycombe). Heathrow is approximately half an hour's drive away. The property is in the catchment for and close to a comprehensive range of sought after state schools including The Royal Grammar School and John Hampden Grammar School, for boys, Sir William Ramsay School, Beaconsfield High and Wycombe High School for girls. Nearby private schools include Godstowe, Davenies, Wycombe Abbey and High March.

**Council Tax band: F**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: C**



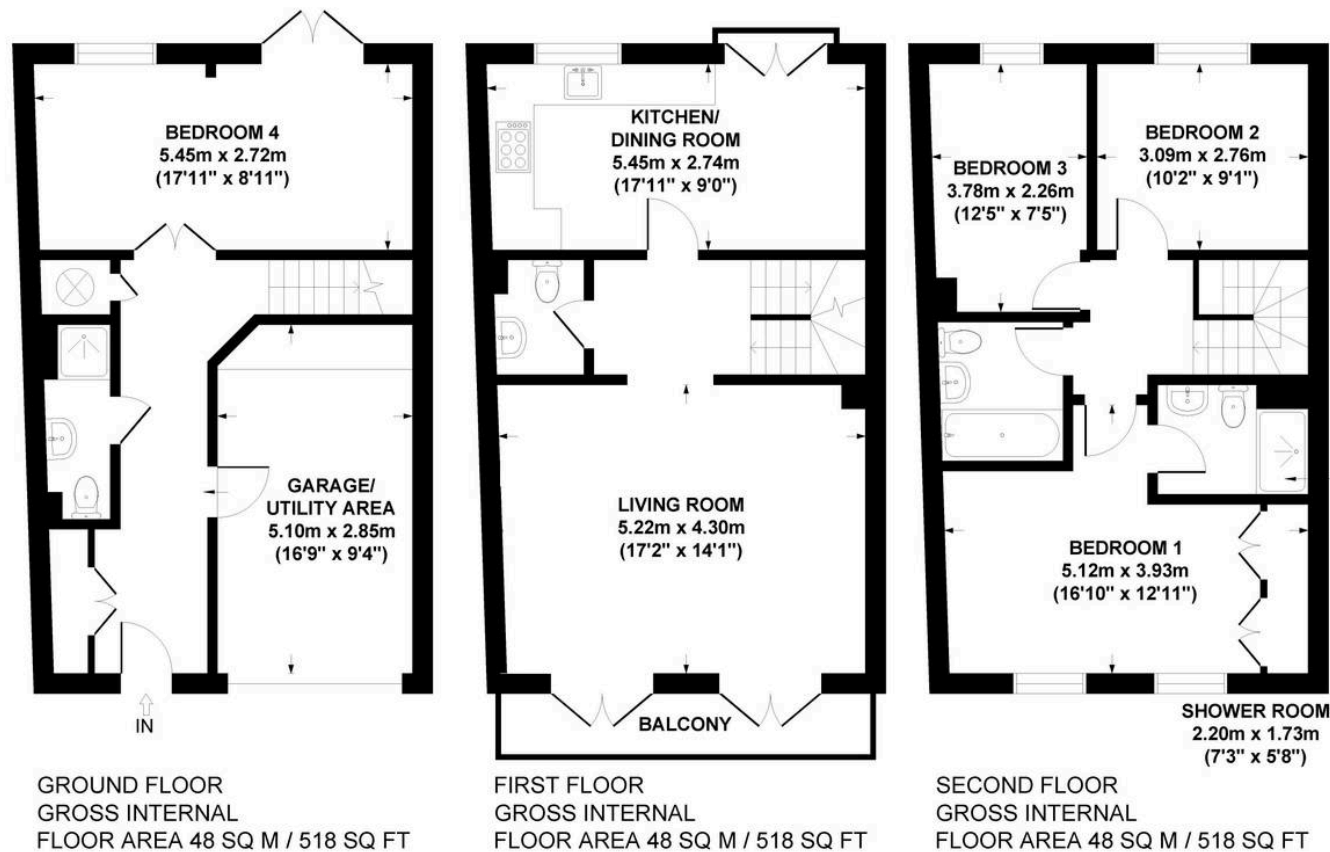


Tucked away in the serene 'Kingswood Estate', this charming 3-bedroom terraced town house is a hidden gem waiting to be discovered. Built by Berkeley Homes in 2001, this property offers a lifestyle of tranquillity and convenience, with 24 acres of communal grounds and endless woodland trails just a stone's throw away. The location is a dream come true for families, being within walking distance of the prestigious Royal Grammar school, top-notch transport links, and all the amenities you could wish for.

Step inside and be greeted by an inviting entrance hall that leads to a spacious double bedroom with patio doors opening up to the south facing rear garden, a perfect retreat for relaxation. Moving up to the first floor, the bright sitting room beckons with its balcony overlooking the well-kept grounds, accompanied by a modern kitchen/breakfast room that opens up to a Juliette balcony, offering views of the rear garden. The second floor boasts a sumptuous Principal bedroom with an ensuite shower room, fitted wardrobes, and two additional cosy bedrooms with a family bathroom close by.

Outside, the south facing garden is a sun-soaked sanctuary, complete with a patio area for al-fresco dining, leading to an area of lawn enclosed by timber fencing. There is driveway parking leading to an integral garage, providing both convenience and security for your vehicles.





**Tim Russ and Company**

5 Penn Road, Hazlemere, Buckinghamshire, HP15 7LN

01494 715544 • hazlemere@timruss.co.uk • timruss.co.uk/

