



3 Willow Chase, Hazlemere - HP15 7QP

Guide Price £850,000

 **TIM RUSS**
& Company



- Offered for sale with no onward chain is this bright and spacious detached family home situated in a quiet cul de sac location
- Walking distance to the Royal Grammar School, local shops, transport links and beautiful countryside walks

Hazlemere is conveniently located between High Wycombe and Amersham offering excellent commuter links into London, both with regular trains into Marylebone. The property has the advantage of being on the local bus route to High Wycombe & Amersham town centres. Within a level walk of the property there is a lovely independent bakery/café, two local public houses, modern tennis club at the recreational ground close by with lovely countryside walks beyond. Local shopping facilities and restaurants can be found at Hazlemere Crossroads and Cosy Corner which is under a mile away. This includes convenient Tesco Express, mini-Waitrose, doctors, dentist and public library, hairdressers, and chemist.

Council Tax band: G

Tenure: Freehold

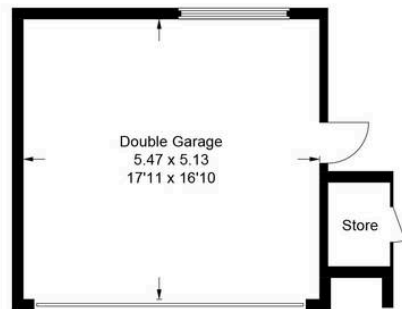
EPC Energy Efficiency Rating: D



Offered for sale with no onward chain is this immaculately presented 4 bedroom detached house, a true family haven nestled in a peaceful cul de sac. Ideally situated within walking distance to the prestigious Royal Grammar School, local amenities, transport links, and picturesque countryside trails, this property offers both convenience and tranquillity. As you step inside, you are greeted by a spacious and inviting entrance hall featuring a convenient downstairs cloakroom. The heart of the home is the triple aspect 23ft sitting room boasting a charming feature fireplace and patio doors leading out to the beautifully landscaped garden. Additionally, a separate study provides the perfect space for work or relaxation. The kitchen is fully fitted and equipped with a stable door to the garden, connecting seamlessly to the dining room and utility room, which houses a recently refitted boiler.

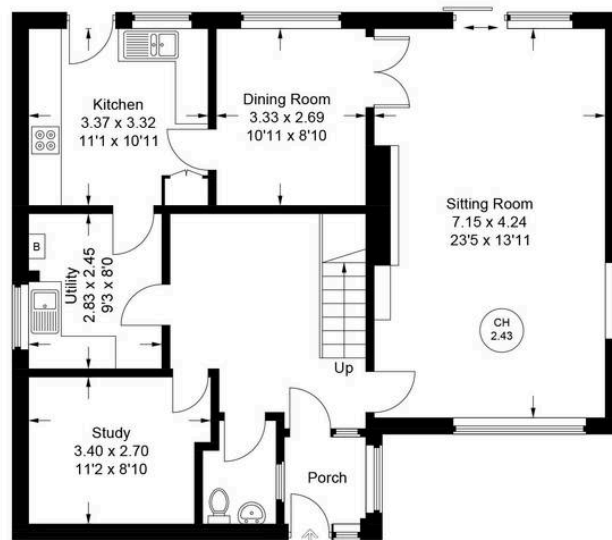
The first floor hosts the principal bedroom complete with fitted cupboards and ensuite facilities, and three further double bedrooms and a separate dressing room (which could easily be incorporated into the Principal bedroom suite). The accommodation is serviced by a well-appointed and recently renovated family bathroom. Moving outside, the south facing rear garden is a true delight, featuring a large patio area overlooking the expansive lawn bordered by vibrant flower beds. The outdoor space is thoughtfully designed to provide bursts of colour and interest throughout the seasons, all enclosed by timber fencing and wall to the rear for privacy and security. The front of the property boasts ample driveway parking and an attractive garden leading to a double garage, complete with a remote-controlled up and over door.





CH 2.43 = Ceiling Height

[Dashed box] = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

3 Willow Chase, HP15 7QP

Approximate Gross Internal Area

Ground Floor = 88.3 sq m / 950 sq ft

First Floor = 72.9 sq m / 785 sq ft (Excluding Void)

Garage / Store = 29.8 sq m / 321 sq ft

Total = 191 sq m / 2056 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 and Company

5 Penn Road, Hazlemere, Buckinghamshire, HP15 7LN

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



TIM RUSS
& Company