



21 Willow Chase, Hazlemere - HP15 7QP  
£1,100,000

 **TIM RUSS**  
& Company





## 21 Willow Chase

### Hazlemere

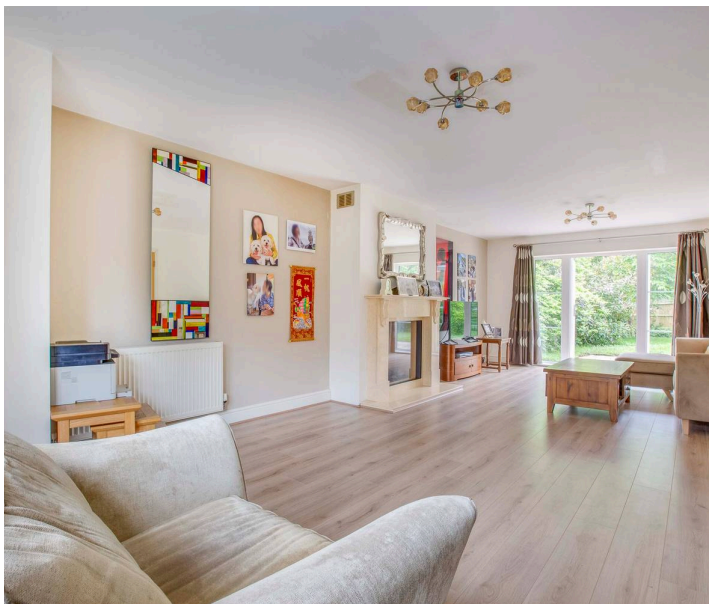
- Most sought after location
- Walking distance to The Royal Grammar School
- Striking distance of mainline station to London
- Five bedrooms & three bathrooms
- 29ft sitting room
- Dining room
- Kitchen/Breakfast room
- Gated front garden
- Private rear garden
- Double garage & ample driveway parking

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: B**





Set at one of the most sought after location, Willow Chase, this five bedroom, three bathroom family home is within walking distance to the Royal Grammar School.

A personal comment from the owner. 'This last ten years, or so, I have loved living at Willow Chase, it's such a quiet part of Hazlemere, whilst at the same time being in striking distance of the mainline station into London. Some key features, that I truly love, is the gated front garden which offers complete privacy, and the private south facing back garden. Although it's in a quiet road, it still has easy access to local amenities, coffee shops, recreation ground, local Tesco, the community is wonderful and friendly.

Built about ten years ago by Matthew Homes on this small exclusive development is this attractive double fronted detached family house. Offering well-proportioned rooms with high ceilings this light and airy home has the benefit of a west facing garden.

The accommodation comprises a large and welcoming entrance hall with downstairs cloakroom, kitchen/breakfast room with a range of base and wall units, integrated appliances, door to rear garden and connecting door to bay windowed dining room. Fantastic sized bay windowed sitting room with feature fire and patio doors to rear garden.

To the first floor can be found principal bedroom suite with separate dressing area and private ensuite. Two further double bedrooms both with fitted wardrobes served by the well-equipped family bathroom. To the second floor can be found two further double bedrooms both served by the separate shower room.







## 21 Willow Chase, Hazlemere, HP15 7QP

Approximate Gross Internal Area  
 Ground Floor = 86.3 sq m / 929 sq ft  
 First Floor = 83.8 sq m / 902 sq ft  
 Second Floor = 50.4 sq m / 542 sq ft  
 Garage = 30.2 sq m / 325 sq ft  
 Total = 250.7 sq m / 2698 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/

