



28 Badger Way, Hazlemere - HP15 7LJ

Guide Price £935,000

TR TIM RUSS
& Company



- Occupying one of the best plots on the edge of this popular development is this beautifully presented detached house of size and quality
- The landscaped gardens are a lovely feature and a wonderful backdrop to the family home offering various places to sit, relax and enjoy the sun at different times of the day
- Situated within easy access to excellent transport links, well regarded schools and local amenities

Badger Way is conveniently located within a short walk to Park Parade with excellent shopping facilities, doctors, dentist, and restaurants. Both High Wycombe and Amersham offering excellent commuter links into London, both with regular trains into Marylebone. The property is in the catchment area for the sought after Cedar Park school. Buckinghamshire, renowned for its state and private education offers Grammar schools to include The Royal Grammar School for boys and Wycombe High School for girls. Details will need to be confirmed with the appropriate schools for their catchment areas. For recreation you are close to Hazlemere Golf Club, also nearby is the Grange Trust area with woodland walks, the Spinney Memorial Park with children's play area and Widmer fields all very popular with local dog walkers. 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.



Nestled on the edge of this sought-after development, this exceptional 4-bedroom detached family house offers a harmonious blend of size and quality, setting a new standard for contemporary living. The property boasts a spacious entrance hall, leading to a sitting room with double doors that open onto a charming terrace and a rear garden, perfect for entertaining guests or unwinding in the fresh air. A large separate dining room, study/family room, utility space, and downstairs cloakroom provide versatile living options, while the well-equipped 18ft kitchen/breakfast room features integrated appliances and double doors that lead out to the terrace and rear garden.

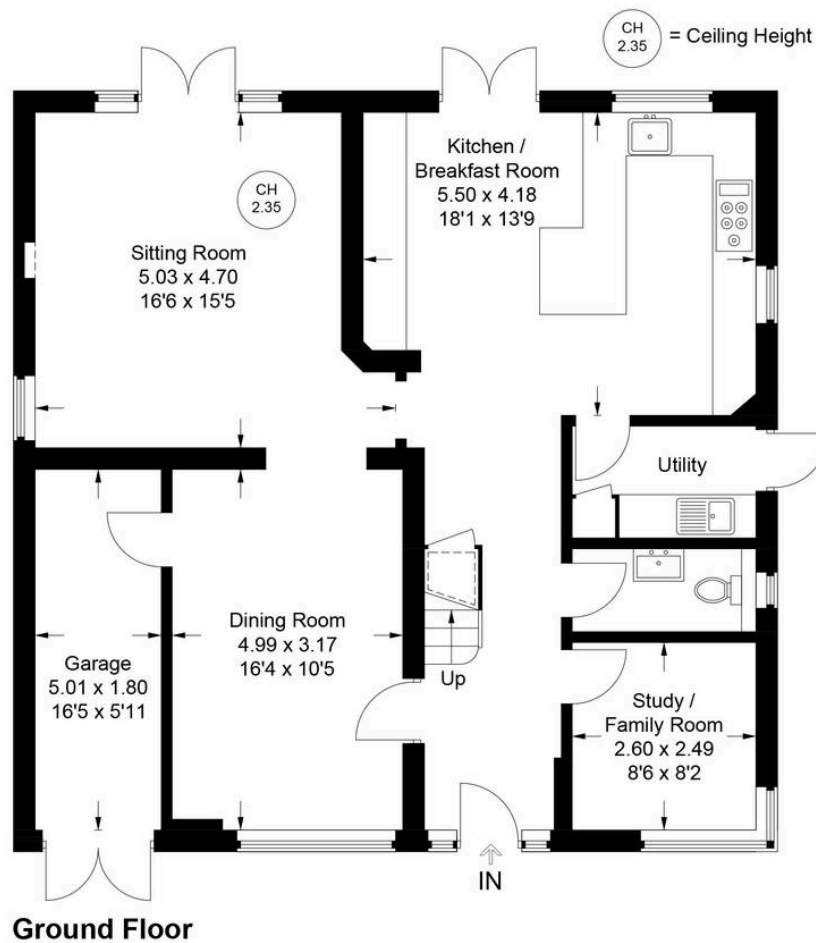
The star attraction of this property is the meticulously landscaped gardens, enveloping the house with natural beauty while offering multiple tranquil spots to bask in the sunlight throughout the day. With an abundance of greenery and well-manicured lawns, the outdoor space serves as a picturesque backdrop to this family home, enhancing its appeal and providing a peaceful sanctuary. Conveniently located with easy access to excellent transport links, renowned schools, and local amenities, this property presents an unparalleled opportunity to enjoy a lifestyle of comfort, convenience, and sophistication. Additionally, the ample driveway parking and garage provide practicality and ease for residents, ensuring that every aspect of modern living is catered for.

Council Tax band: G

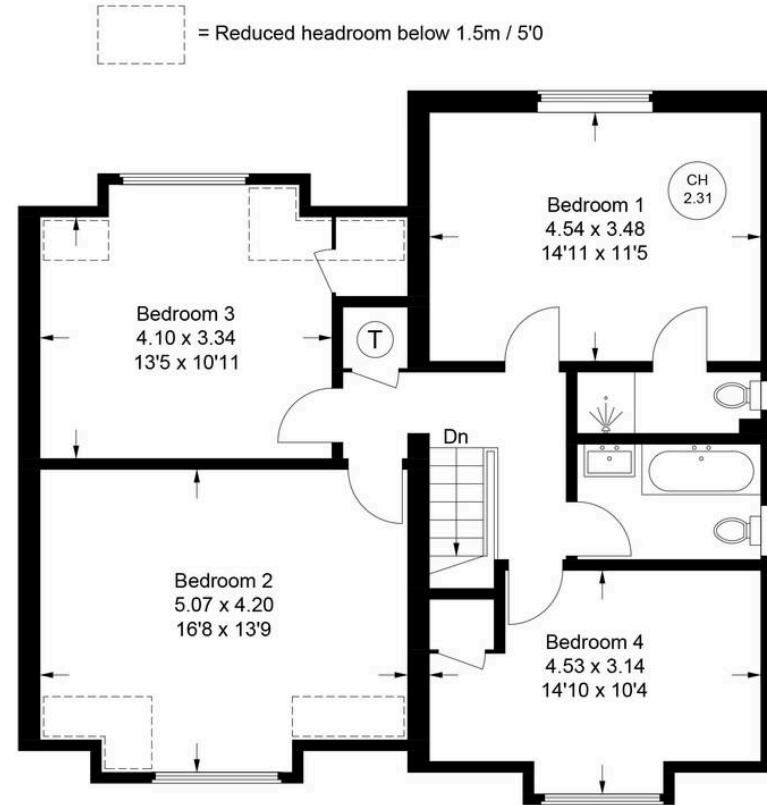
Tenure: Freehold

EPC Energy Efficiency Rating: C





Ground Floor



First Floor

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Approximate Gross Internal Area
 Ground Floor = 100.5 sq m / 1082 sq ft (Including Garage)
 First Floor = 83.7 sq m / 901 sq ft
 Total = 184.2 sq m / 1983 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

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