



Estate Agents
Hurst

66 Cedar Avenue, Hazlemere, Bucks, HP15 7EE
£475,000

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Situated on the ever-popular Cedar Park Development is this extended, three-bedroom family home, that has been well cared for over the years, but does require a degree of redecoration and modernisation throughout. The property is located in one of the most sought-after areas in the centre of the village, conveniently situated for schools, local shops and major bus routes, as well as offering good access into London Marylebone via High Wycombe and Great Missenden Stations and access to the underground via Amersham. The property has been extended to the ground floor and now provides a utility room & family room but would still appear to lend itself to further expansion subject to obtaining the relevant planning permissions and potentially making the ground floor a larger space with open plan/kitchen breakfast area and the potential to extend at the side and above the garage. The accommodation includes; entrance hall with under stairs storage cupboard, fitted kitchen, utility room, through lounge/dining room, family room, three bedrooms with a family bathroom and separate w/c. The property also benefits from; gas central heating, double glazing, detached garage with driveway parking for two vehicles, enclosed rear garden which is very secluded and laid to lawn with patio area and storage shed. This really is a lovely plot and would make an ideal family home, the property is also offered to the market with no onward chain.



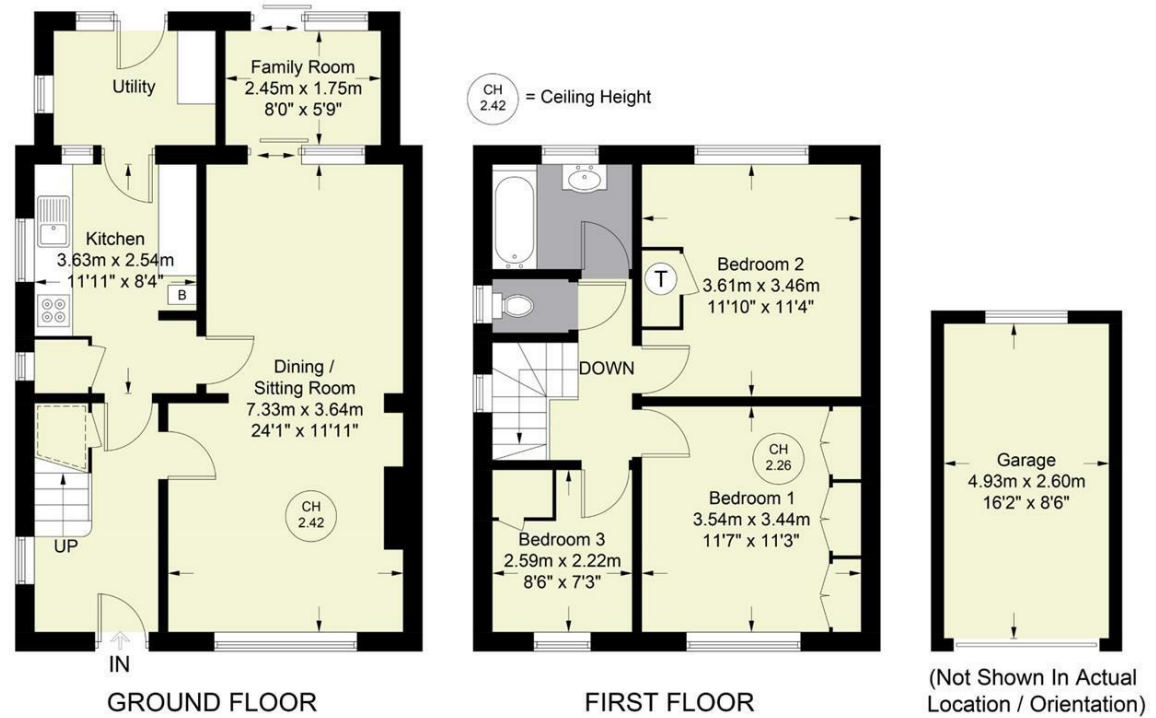
- **THREE BEDROOM SEMI-DETACHED**
- **GOOD PLOT WITH SECLUDED REAR GARDEN**
- **EXTENDED TO THE GROUND FLOOR AT THE REAR**
- **DETACHED GARAGE & DRIVEWAY PARKING**
 - **SOUGHT-AFTER LOCATION**
- **WALKING DISTANCE TO NEARBY SCHOOLS**
 - **NO ONWARD CHAIN**
 - **POTENTIAL FOR EXPANSION STPP**
- **SPACIOUS LOUNGE/DINING ROOM**
 - **IDEAL FAMILY HOME**







Cedar Avenue
 Approximate Gross Internal Area
 Ground Floor = 579 sq ft / 53.8 sq m
 First Floor = 458 sq ft / 42.6 sq m
 Garage = 139 sq ft / 12.9 sq m
 Total = 1176 sq ft / 109.3 sq m



Floor Plan produced for Hursts 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.



The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.