



Estate Agents  
**Hurst**

13 Nightingale Close, Hazlemere, Buckinghamshire, HP15 7JZ  
Offers In Excess Of £625,000

# 13 Nightingale Close, Hazlemere, Buckinghamshire, HP15 7JZ

A unique, and extremely versatile and spacious, five bedroom detached home which has been well cared for by its current owners and is offered in good condition throughout. This superb family home has been extended to provide an annex area to the side of the property that would be perfect for additional family members to live in, or it could provide a potential extra income by renting this part of the property out. This superb home also provides a wrap around side and rear garden which is great for entertaining and also provides a very secluded feel as well as being located in a quiet cul-de-sac that is perfectly located, within walking distance of Holmer Green/Hazlemere Schools, catchment for the top grammar schools and local shops. The accommodation comprises; entrance hall, guest cloakroom, through living/dining room, modern fitted kitchen leading to utility room with doors opening onto rear garden, and front access, four bedrooms with family bathroom. The annex consists of modern kitchen, living room, bedroom and en-suite shower room. The property further benefits from UPVC double glazing, gas central heating, garage, off road parking is provided for three vehicles and well-established mature gardens with large patio area and cabin. This property really does require an internal viewing to fully appreciate the size and layout, the Annexe can easily be incorporated as part of the main house by opening up the connecting doors if desired.



- FIVE BEDROOM DETACHED
- GARAGE & DRIVEWAY PARKING
  - UTILITY ROOM
  - THREE BATHROOMS
  - QUIET CUL-DE-SAC
- SECLUDED REAR GARDENS
- CABIN AND LARGE PATIO
- INTERNAL VIEWING ADVISED
- TUCKED AWAY POSITION IN THE ROAD
  - ONE BEDROOM ANNEX



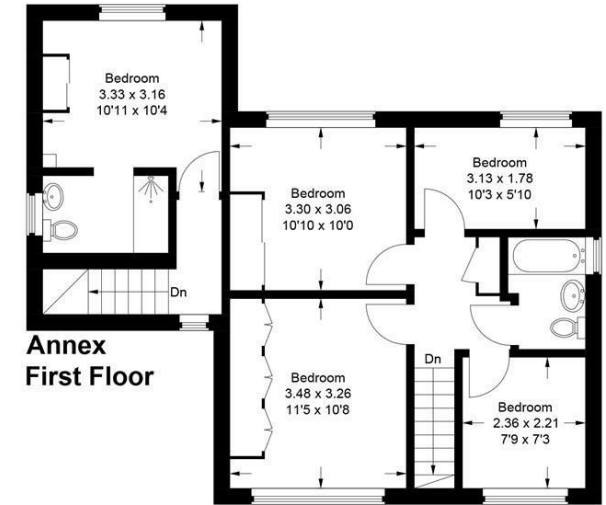




Approximate Gross Internal Area  
 Ground Floor = 45.6 sq m / 491 sq ft  
 First Floor = 44.9 sq m / 483 sq ft  
 Annex Ground Floor = 18.8 sq m / 202 sq ft  
 Annex First Floor = 18.4 sq m / 198 sq ft  
 Garage = 11.8 sq m / 127 sq ft  
 Total = 139.5 sq m / 1501 sq ft



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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