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ESTATE AGENTS

27 De Havilland Drive, Hazlemere, High Wycombe, HP15 7FP



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**£725,000**

An extraordinary opportunity to acquire a stunning four-bedroom detached family residence nestled within the confines of a secluded Berkeley Homes development, encompassing 24 acres of meticulously manicured grounds in Hazlemere. Meticulously renovated, this exquisite home boasts brand-new windows and doors, carpets, and a comprehensive interior redecoration.

## Description

As you approach the estate's entrance, guarded by imposing wrought iron gates, the home takes a privileged position at the rear, overlooking a picturesque expanse of mature woodland. Upon stepping through the newly installed composite front door, an inviting central hallway unfolds, with a carpeted staircase to your right. This passageway grants access to various sections of the residence, including a distinct dining/playroom, a cozy sitting room, a convenient cloakroom, and a spacious kitchen diner.

The first floor of this charming dwelling reveals four generously proportioned bedrooms, alongside a well-appointed family bathroom.

The primary bedroom boasts an en-suite shower room and comes equipped with fitted wardrobes, adding an element of luxury to daily living.

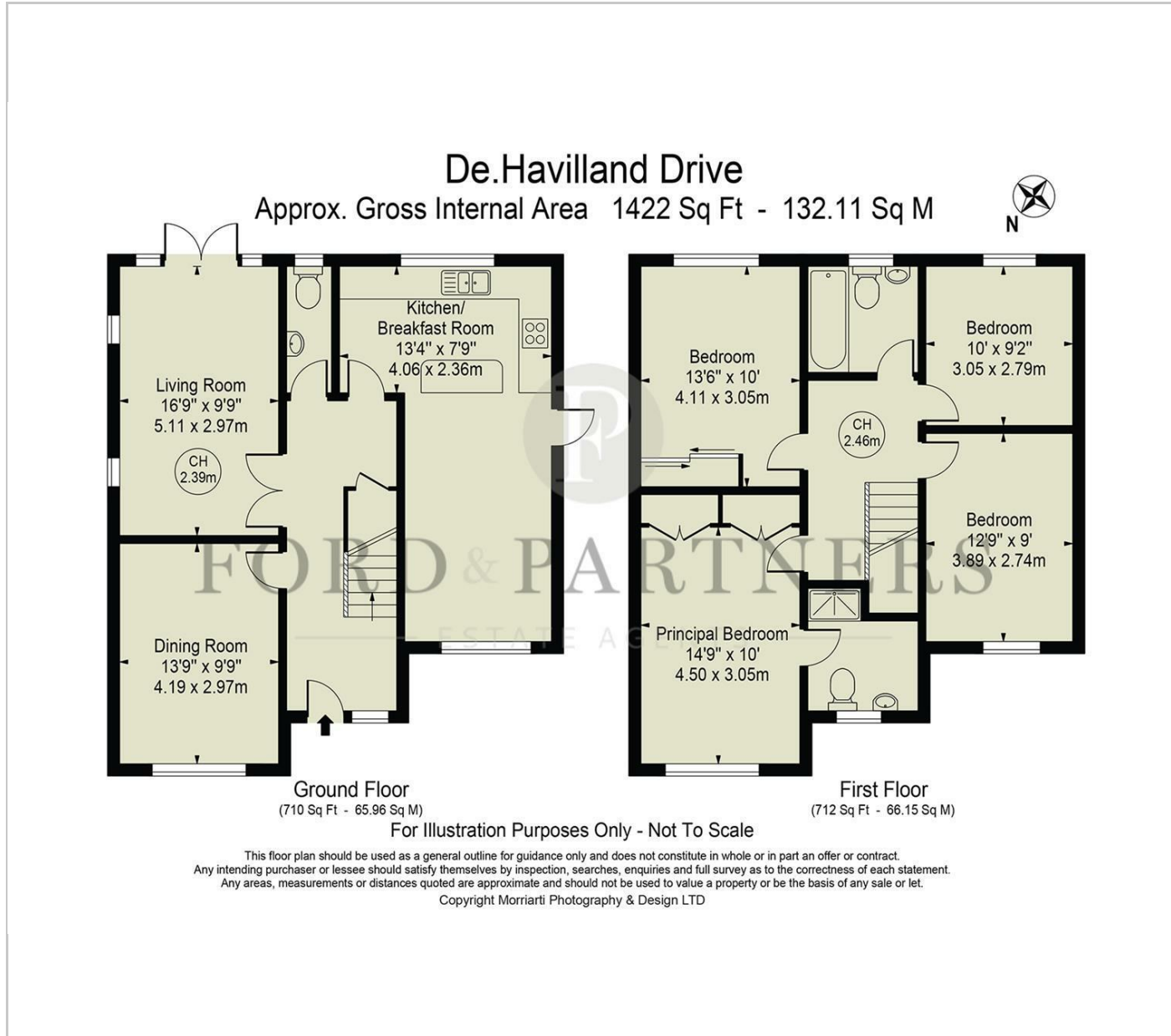
Outside, the property boasts both front and rear gardens, with the potential to expand driveway space as needed. The rear garden beckons with a delightful patio area designed for outdoor gatherings, alongside a lush lawn. This enchanting outdoor space is adorned with mature flowers and trees, giving a sense of nature.

## Situation

Originally erected by Berkley Homes in 2001, this family-oriented haven enjoys an ideal location, just a brief stroll away from top-notch grammar and private schools, all while providing the convenience of proximity to Hazlemere Crossroads.



# Floor Plans



# Area Map



# Energy Performance Graph

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	